



**GRASSROOTS**  
REALTY GROUP

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**270 Discovery Ridge Way SW**  
**Calgary, Alberta**

**MLS # A2208288**



**\$914,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,186 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	All Light Fixtures		

Welcome to the highly sought-after community of Discovery Ridge, nestled along the serene beauty of Griffith Woods Park. This beautifully updated home boasts over 3,000 sq ft of well-designed living space, featuring a harmonious blend of traditional charm and contemporary finishes. With recent upgrades including a new retaining wall, stone window wells, landscaping, kitchen counter tops, two updated hot water tanks (2022), luxury vinyl plank flooring throughout the main floor, air conditioning, composite deck/railings and fresh paint throughout, this property is move-in ready and perfect for modern family living. The open-concept main floor welcomes you with luxury vinyl plank flooring, a spacious office, a cozy gas fireplace in the living room, and a bright kitchen complete with stainless steel appliances. A conveniently located laundry room completes the main level. Upstairs, you'll find a generous bonus room ideal for relaxing or entertaining, along with a large primary suite that offers a luxurious five-piece ensuite with a large jet tub and a walk-in closet with custom built-ins. Two additional, well-sized bedrooms and a stylish four-piece bathroom provide comfortable space for family and guests alike. Every room has been thoughtfully updated to reflect both style and function, making this home truly stand out in today's market. The fully developed lower level is designed for both comfort and versatility. Whether you're hosting movie nights in the theatre-style area, setting up a home gym, or enjoying game nights with friends, the space adapts to your lifestyle with ease. Another cozy gas fireplace adds warmth to the space, while an additional bedroom and full bathroom make it ideal for guests or extended family. This home is a must-see for those seeking both value and quality in a prime Calgary location. Discovery Ridge is more than just a

place to live—it's a lifestyle. This quiet, family-friendly community offers a strong connection to nature with its extensive network of trails, pathways, and access to the breathtaking Griffith Woods Park. Residents enjoy year-round outdoor activities, from skating on the community-maintained rink in winter to exploring forested paths and biking trails in the summer. The area also features tennis courts, playgrounds, a convenient shopping plaza with amenities, and easy access to major roadways, making it a peaceful retreat that's still close to everything Calgary has to offer.