

# \$1,690,000 - 79 Discovery Ridge Park Sw, Calgary

MLS® #A2226960

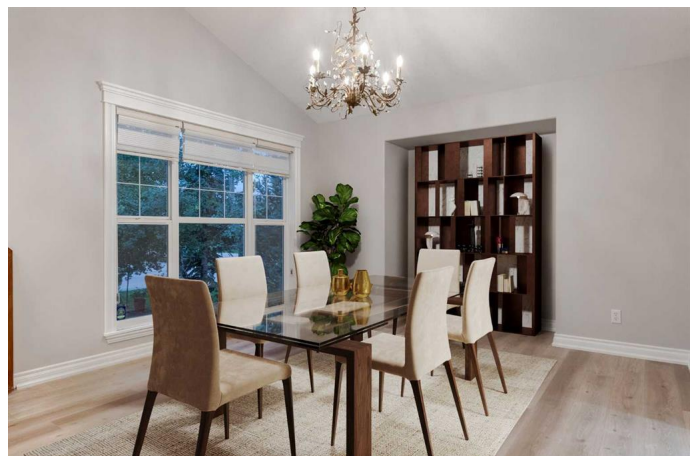
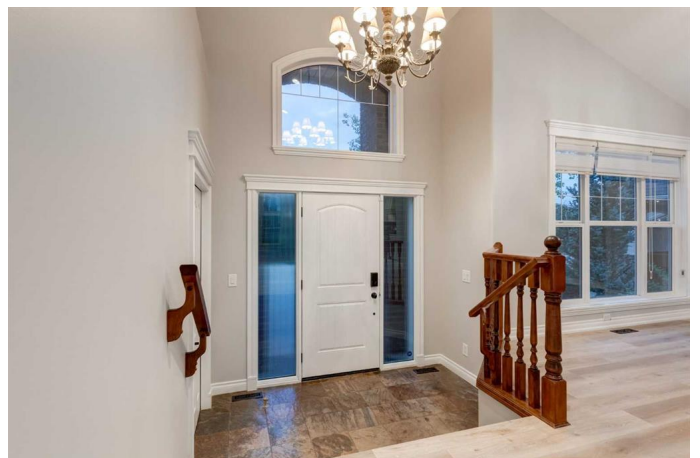
**\$1,690,000**

6 Bedroom, 3.00 Bathroom, 2,005 sqft

Residential on 0.18 Acres

Discovery Ridge, Calgary, Alberta

Welcome to Discovery Ridge, where this executive bungalow with a fully finished walkout basement offers a rare opportunity to own a 6-bedroom home with over 3,500 sq.ft. of luxurious living space, including a spacious 2,000 sq.ft. main floor. Nestled against green space with stunning mountain views, this home is designed for both comfort and elegance. The open floor plan features floor-to-ceiling windows in the living room, showcasing a vaulted ceiling and a cozy fireplace, perfect for relaxing evenings. The gourmet kitchen is a chef's dream, equipped with high-end granite countertops, a gas oven, upgraded full-height cabinets, and a custom range hood. New Luxury vinyl plank flooring flows throughout the home, including the basement, which also boasts a large recreation room with a wet bar, three additional bedrooms, and a 4-piece bathroom on in-floor heating. Oversized garage has a new garage door opener and fresh paint inside along with the garage door. The west-facing backyard is a sun lover's paradise, featuring a full-size deck with durable dura-decking, ideal for soaking in the views and sunshine. Recent renovations have brought fresh life to this beautiful home, including new flooring, light fixtures, granite countertops, blinds, dishwasher, gas oven, garbage compactor, faucets, sump pump, garage door opener, door handles, toilets, hot water tank and fresh paint throughout the entire house, entrance door, deck steps, and more. Well, it's over



\$120,000 worth of renovation! Located close to Griffith Woods, West Hills shopping, and a host of other amenities, this home truly is the perfect place to call your next home. Please click the Virtual Tours for more detail!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226960    |
| Price          | \$1,690,000 |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 2,005       |
| Acres          | 0.18        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 79 Discovery Ridge Park Sw |
| Subdivision | Discovery Ridge            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 5G4                    |

### Amenities

|                |                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------|
| Amenities      | Park                                                                                                        |
| Utilities      | Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected                              |
| Parking Spaces | 4                                                                                                           |
| Parking        | Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Side, Insulated, Oversized |
| # of Garages   | 2                                                                                                           |

### Interior

|                   |                                                                                                                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Oven, Trash Compactor                                                                                    |
| Heating           | In Floor, Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                    |
| Fireplaces        | Gas, Insert, Living Room, Mantle, Tile                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                                                             |

## Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Barbecue                                                                                                                              |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views |
| Roof              | Asphalt Shingle                                                                                                                                                   |
| Construction      | Brick, Stucco, Wood Frame                                                                                                                                         |
| Foundation        | Poured Concrete                                                                                                                                                   |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 63             |
| Zoning         | R-G            |
| HOA Fees       | 350            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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