

# \$981,000 - 90 Discovery Ridge Way Sw, Calgary

MLS® #A2230117

**\$981,000**

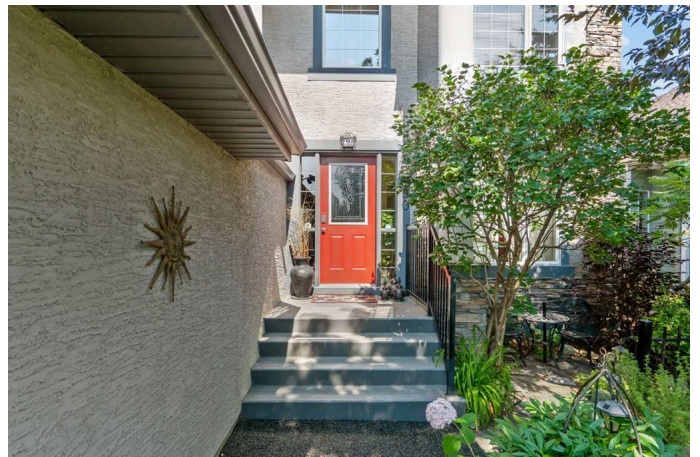
4 Bedroom, 4.00 Bathroom, 2,542 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Welcome to 90 Discovery Ridge Way, a beautifully maintained 4 bedroom home offering over 3700 square feet of thoughtfully designed living space, located in the desirable community of Discovery Ridge. The main floor features a bright and airy layout with large principal rooms, including sunny front sitting room, spacious dining room, and functional enclosed office, perfect for working from home.

The open concept kitchen boasts large island, eating nook with a stunning view of the fully landscaped back yard, and seamless flow into the cozy family room with fireplace, ideal for entertaining and every day living. Upstairs you will find three generous bedrooms, including an expansive primary suite with 5 piece ensuite featuring a heater and large walk in closet. In addition to the bedrooms, the upper includes a huge bonus room, offering yet another tranquil common space. The fully finished lower adds even more, with open games/media room, fourth bedroom and 4 piece bath, with extra heating, perfect for guests or teenagers. Outside is a complete oasis, front and back, with stunning landscape, complete with 3 distinct sitting areas, including a gazebo and tranquil waterfall feature, a private haven for relaxing or entertaining. The driveway has recently been refinished with RubberStone, and offers a 10 year guarantee. This is the perfect home for families seeking space, comfort and prime location in one of Calgary's most sought after communities, offering endless pathways through forests, and



a lifestyle that cannot be matched!

Built in 2003

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230117    |
| Price          | \$981,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,542       |
| Acres          | 0.14        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 90 Discovery Ridge Way Sw |
| Subdivision | Discovery Ridge           |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T3H 5H6                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings   |

|                 |                         |
|-----------------|-------------------------|
| Heating         | Forced Air, Natural Gas |
| Cooling         | None                    |
| Fireplace       | Yes                     |
| # of Fireplaces | 1                       |
| Fireplaces      | Gas, Mantle, Tile       |
| Has Basement    | Yes                     |
| Basement        | Finished, Full          |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Secluded, Yard Lights |
| Roof              | Asphalt Shingle   |
| Construction      | Stucco, Wood Frame  |
| Foundation        | Poured Concrete   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 3               |
| Zoning         | R-G             |
| HOA Fees       | 325             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Solutions |
|----------------|------------------------|

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