

\$1,399,000 - 91 Discovery Ridge Boulevard Sw, Calgary

MLS® #A2252948

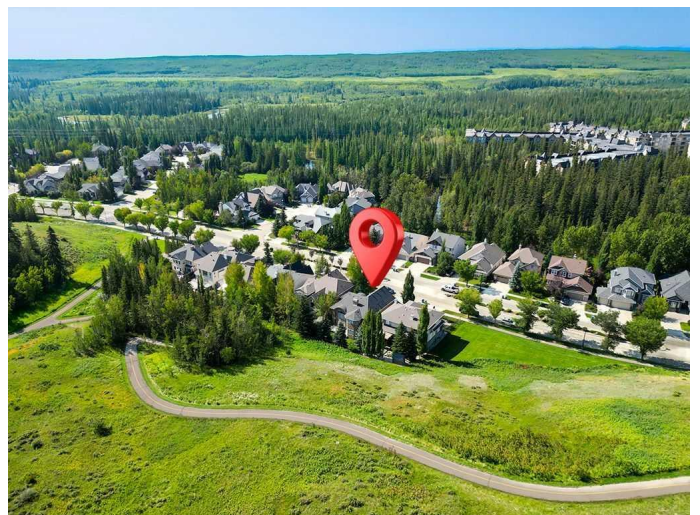
\$1,399,000

5 Bedroom, 4.00 Bathroom, 2,936 sqft

Residential on 0.13 Acres

Discovery Ridge, Calgary, Alberta

Discover an exquisite family residence in the heart of Discovery Ridge, perfectly positioned with direct, gated access to a serene park / green space and just moments from the natural beauty of Griffith Woods park. This distinguished former show home, spanning over 4,200 square feet of meticulously crafted living space, is brimming with luxurious upgrades and thoughtful details, ideal for those seeking elegance and functionality. Step inside to a breathtaking open-concept main floor, where a soaring 20-foot ceiling in the central living area creates a grand ambiance. A striking two-story fireplace, flanked by custom built-in cabinetry and a stone waterfall feature, serves as the heart of the home. The gourmet kitchen is a chef's dream, boasting a large central island with a breakfast bar, sleek granite countertops, premium stainless steel appliances, a spacious walk-in pantry, a dedicated coffee station, and stylish glass-accented cabinetry. Adjacent, a formal dining room accommodates gatherings of any size, while a versatile den near the front entrance offers a quiet workspace. The expansive, fully finished double attached garage connects to a generous laundry room with a sink and upper cabinetry for added convenience. Ascend the elegant staircase to the upper level, where a bright, open loft with built-in cabinetry overlooks the park and main living area. The luxurious owner's suite is a true retreat, featuring a cozy sitting area, a second



fireplace with sophisticated built-ins, and a spa-inspired 5-piece ensuite with dual sinks, a jetted tub, an oversized steam-ready shower, and a large walk-in closet. Two additional well-appointed bedrooms and a full bathroom complete this level.

The fully finished lower level is designed for entertainment and relaxation, offering a spacious recreation room with ample space for a home theater or billiards area, two large bedrooms, a full bathroom, and a versatile flex room with abundant storage.

This home is adorned with premium upgrades, including air conditioning (Upper and lower separately controlled), 2 brand new furnaces, gleaming hardwood floors, 9-foot ceilings with knock-down stipple, integrated sound system with individual room controls, iron railings, bull-nosed stairs, and designer lighting. Additional highlights include a fiber-optic upgrade, central air conditioning, a barrelled ceiling design, custom window treatments, and a striking stone and stucco exterior. Outside, an exposed aggregate driveway and walkway lead to a private rear deck with sleek glass and aluminum railings, perfect for enjoying the peaceful surroundings. Impeccably maintained and ideally located near parks, pathways, and Discovery Ridge amenities, this exceptional residence offers unmatched quality and value. A rare opportunityâ€”schedule your private tour today

Built in 2004

Essential Information

MLS® #	A2252948
Price	\$1,399,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,936
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	91 Discovery Ridge Boulevard Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Y2

Amenities

Amenities	None
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Oversized
# of Garages	2

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Garburator, Microwave, Range Hood, Washer, Water Softener
Heating	High Efficiency, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	2
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.