# \$1,125,000 - 254 Discovery Ridge Way Sw, Calgary

MLS® #A2206418

\$1,125,000

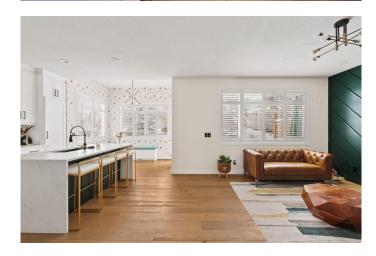
6 Bedroom, 4.00 Bathroom, 2,509 sqft Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

OPEN HOUSE â€" Sun April 6(1-3pm) FULLY RENOVATED â€" inside & out â€" four beds up/two beds down, 3680 sq ft of living space over three levels… BEAUTIFUL! This is a home which will impress at every turnâ€l move in ready, and LIKE NEW! Highlights include wideplank, white oak hardwoods through the main, new glass paneled railing leading upstairs, with oak accents, designer lighting and window coverings throughout and a heated garage... on a 6000 sq ft lot, with no neighbours in back â€" PRIVATE & QUIET! On the main you will enjoy the Great Room plan in back with a gourmet kitchen â€" s/s appliances, including gas cooktop â€" a center island/breakfast bar, sunny breakfast nook… and a Spice Kitchen tucked in back. There is also a proper living room and dining room upfront plus a private den/home office. Upstairsâ€l four bedrooms! The primary is generous in size and enjoys a NEW 5pc en suite. The three additional beds are well-sized and share a newly renovated 4pc bath. The lower level has been fully developed offering a large rec room, two additional beds and a full bath. Discovery Ridge, an exceptional family community on Calgary's west side with a feel for the mountains and ease of access downtown or west to the mountains via the new Stoney Trailâ€l. PLUS the brilliant Griffith Woods park spanning the length of the community… DISCOVERY IS THE CHARM!







### **Essential Information**

MLS® # A2206418 Price \$1,125,000

Bedrooms 6
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,509 Acres 0.14 Year Built 2004

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 254 Discovery Ridge Way Sw

Subdivision Discovery Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5S9

#### **Amenities**

Amenities Other

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Central Vacuum, Double Vanity, No Animal Home, No

Smoking Home, Quartz Counters, Wet Bar

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave,

Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings,

Wine Refrigerator

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Playground, Private Yard, Tennis Court(s)
Lot Description No Neighbours Behind, Rectangular Lot

Roof Asphalt Shingle
Construction Stone, Stucco

Foundation Poured Concrete

## **Additional Information**

Date Listed April 1st, 2025

Days on Market 23
Zoning R-G
HOA Fees 300
HOA Fees Freq. ANN

## **Listing Details**

Listing Office RE/MAX First

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