

# \$949,900 - 270 Discovery Ridge Way Sw, Calgary

MLS® #A2208288

**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,186 sqft

Residential on 0.13 Acres

Discovery Ridge, Calgary, Alberta

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, youâ€™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 todayâ€™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.

Built in 2004

**Essential Information**

MLS® #	A2208288
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,186
Acres	0.13
Year Built	2004
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	270 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5S9

### Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped, Lawn, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	10
Zoning	R-G
HOA Fees	300
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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