

# \$1,165,000 - 254 Discovery Ridge Way Sw, Calgary

MLS® #A2206418

**\$1,165,000**

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 levelsâ€“ BEAUTIFUL! This is a home which will impress at every turnâ€“ 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 nookâ€“ 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€“ 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 Calgaryâ€™s west side with a feel for the mountains and ease of access downtown or west to the mountains via the new Stoney Trailâ€“. PLUS the brilliant Griffith Woods park spanning the length of the communityâ€“ DISCOVERY IS THE CHARM!

Built in 2004



## Essential Information

MLS® #	A2206418
Price	\$1,165,000
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, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In, 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	2
Zoning	R-G
HOA Fees	300
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	RE/MAX First
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