

**94 Discovery Ridge Way SW
Calgary, Alberta**

MLS # A2288888



\$925,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,528 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Storage Shed		

Welcome to a beautifully updated, move-in ready family home offering the perfect blend of comfort, functionality, and location. Freshly painted with brand new carpet and window coverings, this home feels crisp, modern, and ready for its next chapter. With a thoughtful layout designed for everyday living and effortless entertaining, it's an ideal setting for a growing family. At the front of the home, the living room and dining room flow seamlessly together, creating a warm and inviting space to host friends and family for holiday dinners or intimate gatherings. The true heart of the home is the open-concept kitchen, family room, and dining nook. The kitchen has abundant cabinetry, granite countertops, a spacious pantry, a centre island with seating, and recently updated stainless steel appliances. It's a space where cooking, conversation, and connection happen naturally. The adjoining family room features a gas fireplace and display shelves, a cozy spot perfect for relaxed evenings at home. A separate main floor office with a built-in desk provides the perfect work-from-home solution. Upstairs, a bright and spacious bonus room with plumbing roughed-in, offers incredible flexibility, whether for movie nights, a kids' hangout, or a play area filled with sunshine. There are three bedrooms, including a generous primary retreat complete with an ensuite boasting a shower, soaker tub, dual sinks, a makeup vanity, and a large walk-in closet. Two additional bedrooms are perfectly sized for children and share a well-appointed full bathroom. The undeveloped basement is a blank canvas, ready for your custom design and future expansion. Outside, the backyard is an oasis with a deck, pergola, and mature landscaping, an ideal space to grill, entertain, garden, or simply unwind. Located just a short distance from a playground and surrounded by walking paths

perfect for biking and dog walks, this exceptional neighbourhood is immersed in nature, with nearby Griffith Woods Park and the beautiful Elbow River offering endless opportunities to explore and enjoy the outdoors. With a new roof completed in 2021, this home offers peace of mind, style, and space, all in a setting families truly love.