

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

MLS # A2309044



\$979,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,551 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	City Lot, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s), Wired for Sound

Inclusions: see remarks

Welcome to this beautifully maintained bungalow in the highly sought-after community of Discovery Ridge, offering the perfect blend of comfort, functionality, and nature right outside your door. Backing onto peaceful green space and surrounded by scenic walking paths with access to Griffith Woods Park along the Elbow River, this exceptional home features 3 bedrooms and 3 full bathrooms with an ideal layout for both everyday living and entertaining. Step inside to a stunning vaulted foyer and soaring ceilings that continue throughout the main level, creating an airy and inviting atmosphere. Rich hardwood flooring flows through the open-concept living spaces, while the spacious living room is anchored by a beautiful wood-burning fireplace with a striking stone feature wall. The kitchen is designed for both style and practicality, featuring a gas range, abundant cabinetry, pantry storage, and seamless flow into the dining and living areas. Step outside to the sunny south-facing deck complete with a natural gas BBQ line—perfect for summer gatherings and relaxing outdoor evenings. The main-floor primary retreat offers privacy and comfort with a spacious walk-in closet and luxurious 5-piece ensuite. A versatile office/bedroom/flex room sits just off the foyer near a convenient 3-piece hall bath. The partly finished lower level with 9’ ceilings adds even more living space with an additional bedroom and 4-piece bathroom, while the generous undeveloped area and large utility room provide outstanding storage and future potential. The double car garage provides ample space for parking or additional storage. Additional features include central vacuum, upgraded hot water tank (2024), newer microwave (2026), and a basement sump pump for added peace of mind. Ideally located within walking distance to the shops and services of Cornerstone Square and just a short

drive to shopping and amenities at Signal Hill Centre and Westhills Towne Centre. Enjoy quick access to Stoney Trail, Glenmore Trail, and Sarcee Trail, with downtown Calgary only 10–15 minutes away. This is a rare opportunity to enjoy bungalow living in one of Calgary’s most naturally beautiful communities.