

146 Discovery Ridge Way SW Calgary, Alberta

MLS # A2342577


\$925,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,520 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, No Neighbours Behind, Priv		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	Residential-Low Density M
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Alarm System As Is (never used), Antique Coffee Bar with Matching Granite Top, Outdoor Stone Bench, Backyard Planter Box, Garage Cabinetry, Garage Hanging Racks

OPEN HOUSE. -- Saturday & Sunday -- Noon-2pm -- Nestled in the heart of Discovery Ridge, this meticulously maintained bungalow offers refined main-floor living complemented by an expansive, fully finished lower level. The main floor welcomes you with soaring 9-foot and 10-foot ceilings, gleaming hardwood floors, skylights, and central air conditioning. An elegant formal dining room sits adjacent to the open-concept layout, where a deluxe kitchen features a generous island, breakfast bar, granite countertops, and a gas range. The adjoining living room is anchored by a cozy gas fireplace, opening directly out to a beautifully landscaped backyard complete with custom stone features and a multi-tiered oasis—thoughtfully designed so the top level is always bathed in full sun. The primary bedroom serves as a true private retreat, featuring a 4-piece ensuite equipped with a soothing jetted tub and a walk-in rainfall shower with a built-in seat. Downstairs, the basement offers tons of space, featuring a massive family room with ample room for a TV lounge, games setup, and home gym, centered around a second gas fireplace. Two additional lower-level bedrooms are connected by a 3-piece Jack & Jill bathroom, alongside a large storage room. The insulated double attached garage is a standout feature in itself, showcasing durable epoxy flooring and custom built-in cabinetry. Enjoy exceptional everyday convenience with Griffith Woods School (K–9), a quick bus ride to Ernest Manning High School, and the vibrant community square featuring a coffee & donut shop, nail salon, convenience store, liquor store, restaurant, and daycare, etc. Bungalows are rare, especially one this nice -- call your favourite Realtor today!