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GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

25 Discovery Ridge Hill SW Calgary, Alberta

MLS # A2354592

$875,000

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,094 sq.ft.	**Age:**	2001 (25 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding, Wood Frame	**Zoning:**	R-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Animal Home, No Smoking Home		

Inclusions: NA

Discover the beauty of Discovery Ridge, one of southwest Calgary's most desirable communities, where breathtaking natural surroundings and an exceptional outdoor lifestyle come together. Just moments from Griffith Woods Park, residents can enjoy scenic walking and cycling trails, peaceful woodland paths, and the natural beauty of the Elbow River. The community also offers recreational amenities, including tennis and pickleball courts, seasonal skating and hockey rinks, and beautifully landscaped green spaces. Nestled in this peaceful neighbourhood, this lovingly maintained two-storey home features three fully finished levels and abundant natural sunlight, creating a bright and welcoming atmosphere throughout. A stunning vaulted foyer leads to a private main-floor den, an inviting living room with a two-way fireplace, and a spacious dining area. The well-appointed kitchen features rich dark cabinetry, stainless steel appliances, and granite countertops. Upstairs, a generous bonus room offers additional space for family relaxation, while two bedrooms and a spacious primary retreat with a walk-in closet and private ensuite provide comfort and privacy. The fully finished basement features a large recreation room and bar area, perfect for entertaining or unwinding. Step outside to the beautiful southwest-facing backyard, where abundant sunshine creates an inviting setting for summer gatherings, outdoor dining, or peaceful evenings. Complete with an attached double garage, this exceptionally well-cared-for home combines comfort, functionality, and natural beauty. An outstanding opportunity to enjoy the tranquil surroundings and wonderful lifestyle that make Discovery Ridge such a special place to call home!

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