

# \$1,100,000 - 254 Discovery Ridge Way Sw, Calgary

MLS® #A2206418

**\$1,100,000**

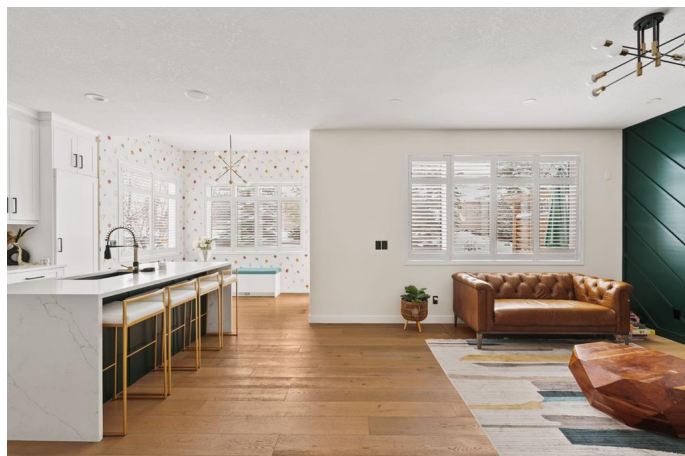
6 Bedroom, 4.00 Bathroom, 2,509 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

FULLY RENOVATED “inside & out” four beds up/two beds down, 3680 sq ft of living space over three levels! BEAUTIFUL! This is a home which will impress at every turn! 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 “PRIVATE & QUIET! On the main you will enjoy the Great Room plan in back with a gourmet kitchen “s/s appliances, including gas cooktop “a center island/breakfast bar, sunny breakfast nook! and a Spice Kitchen tucked in back. There is also a proper living room and dining room upfront plus a private den/home office. Upstairs! 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 Calgary’s west side with a feel for the mountains and ease of access downtown or west to the mountains via the new Stoney Trail!. PLUS the brilliant Griffith Woods park spanning the length of the community! DISCOVERY IS THE CHARM!

Built in 2004



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206418    |
| Price          | \$1,100,000 |
| 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, No Animal Home, No Smoking Home, Quartz Counters, Central Vacuum, Double Vanity, Wet Bar  |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Oven-Built-In, Gas Cooktop |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |

|              |                |
|--------------|----------------|
| Fireplaces   | Electric       |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Playground, Tennis Court(s) |
| Lot Description   | Rectangular Lot, No Neighbours Behind     |
| Roof              | Asphalt Shingle                           |
| Construction      | Stucco, Stone                             |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 94              |
| Zoning         | R-G             |
| HOA Fees       | 300             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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