

# \$1,750,000 - 79 Discovery Ridge Park Sw, Calgary

MLS® #A2206242

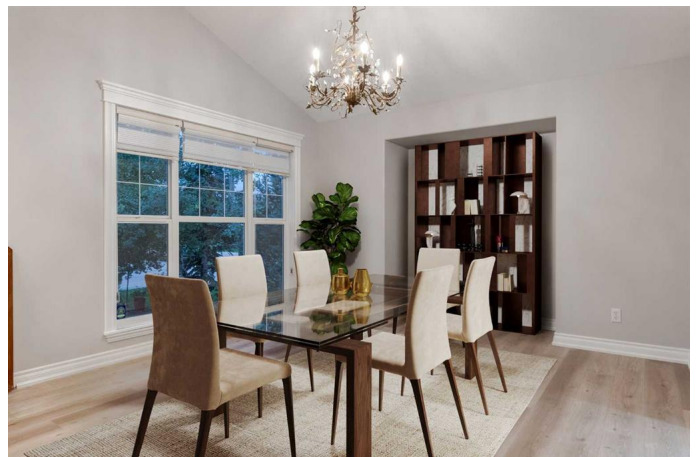
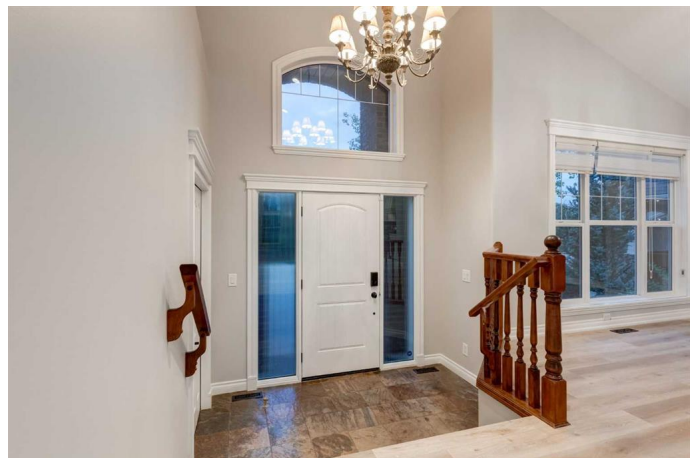
**\$1,750,000**

6 Bedroom, 3.00 Bathroom, 2,005 sqft

Residential on 0.18 Acres

Discovery Ridge, Calgary, Alberta

Welcome to Discovery Ridge, where this executive bungalow with a fully finished walkout basement offers a rare opportunity to own a 6-bedroom home with over 3,500 sq.ft. of luxurious living space, including a spacious 2,000 sq.ft. main floor. Nestled against green space with stunning mountain views, this home is designed for both comfort and elegance. The open floor plan features floor-to-ceiling windows in the living room, showcasing a vaulted ceiling and a cozy fireplace, perfect for relaxing evenings. The gourmet kitchen is a chef's dream, equipped with high-end granite countertops, a gas oven, upgraded full-height cabinets, and a custom range hood. New Luxury vinyl plank flooring flows throughout the home, including the basement, which also boasts a large recreation room with a wet bar, three additional bedrooms, and a 4-piece bathroom on in-floor heating. Oversized garage has a new garage door opener and fresh paint inside along with the garage door. The west-facing backyard is a sun lover's paradise, featuring a full-size deck with durable dura-decking, ideal for soaking in the views and sunshine. Recent renovations have brought fresh life to this beautiful home, including new flooring, light fixtures, granite countertops, blinds, dishwasher, gas oven, garbage compactor, faucets, sump pump, garage door opener, door handles, toilets, hot water tank and fresh paint throughout the entire house, entrance door, deck steps, and more. Well, it's over



\$120,000 worth of renovation! Located close to Griffith Woods, West Hills shopping, and a host of other amenities, this home truly is the perfect place to call your next home. Please click the Virtual Tours for more detail!

Built in 2003

### **Essential Information**

MLS® #	A2206242
Price	\$1,750,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	2,005
Acres	0.18
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	79 Discovery Ridge Park Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G4

### **Amenities**

Amenities	Park
Utilities	Electricity Connected
Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Insulated, Oversized, Garage Faces Side
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Washer, Water Softener, Window Coverings, Gas Oven, Trash Compactor
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Insert, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, No Neighbours Behind, Street Lighting, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 28th, 2025
Days on Market	31
Zoning	R-G
HOA Fees	350
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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