

# \$1,050,000 - 35 Discovery Ridge Lane Sw, Calgary

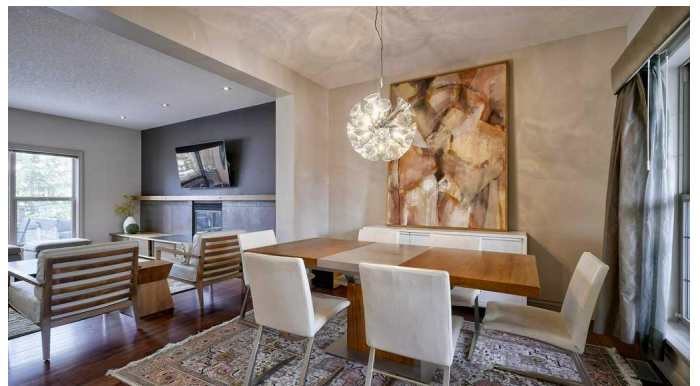
MLS® #A2214025

**\$1,050,000**

5 Bedroom, 4.00 Bathroom, 2,227 sqft  
Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

OPEN HOUSE SAT 26 AND SUN 27  
1PM-4PM. Beautifully updated 2-storey home in the desirable community of Discovery Ridge. This fully developed property offers over 3,100 sq ft of living space, featuring a bright open floor plan, modern finishes, and thoughtful renovations throughout. From the moment you enter, you'll be impressed by the light-filled, open-concept living spaces designed for both everyday living and entertaining. The updated kitchen is the centerpiece of the main level, with contemporary cabinetry, quartz countertops, a large island, Butlers pantry, and stainless steel appliances. It flows seamlessly into the breakfast nook, living room and large formal dining area. You can cozy up by the fireplace or enjoy gatherings with family and friends in this bright, inviting space. A great mud room off the insulated double garage and powder room are added convenience. Upstairs, you'll find 3 spacious bedrooms, including a generous primary suite with a renovated 5 piece ensuite, soaker tub, double vanity, relaxing sitting area and walk-in closet. The luxuriously updated bathrooms feature contemporary finishes, spa-like touches, and thoughtful design, while the upstairs laundry room is a delight. Downstairs, the fully finished basement offers two additional bedrooms—perfect for guests, a home office, or gym, 4 piece bathroom and an expansive family room centered around a modern fireplace, plus in-floor heating for added



comfort year-round. Step outside to your private backyard oasis featuring a massive deck, ideal for summer BBQs, lounging, or soaking in the hot tub under the stars. Nestled at the quiet end of the street and just steps from the scenic trails of Griffith Woods Park, this exceptional location offers unbeatable access to nature and recreation. Directly across from a vibrant community park, you'll find tennis courts, a playground, pickleball courts, an ice rink, and soccer fields—all just outside your door. Enjoy a short walk to nearby shops, caf  s, and essential services, with top-rated schools only minutes away. Commuting is a breeze with quick access to both Glenmore and Stoney Trail, connecting you effortlessly to the rest of the city. Don  t miss your chance to own this exceptional property in Discovery Ridge.

Built in 2002

**Essential Information**

|                |             |
|----------------|-------------|
| MLS   #        | A2214025    |
| Price          | \$1,050,000 |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,227       |
| Acres          | 0.14        |
| Year Built     | 2002        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                            |
|-------------|----------------------------|
| Address     | 35 Discovery Ridge Lane Sw |
| Subdivision | Discovery Ridge            |

|             |         |
|-------------|---------|
| City        | Calgary |
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 4Y3 |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground, Racquet Courts    |
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |
| # of Garages   | 2                                   |

### **Interior**

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s), Chandelier, Quartz Counters, Wired for Sound |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                                          |
| Heating           | Forced Air, Natural Gas, In Floor                                                                                                                                                                                            |
| Cooling           | None                                                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                                          |
| # of Fireplaces   | 2                                                                                                                                                                                                                            |
| Fireplaces        | Gas, Living Room, Basement, Electric                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                                                                                               |

### **Exterior**

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Lighting, Private Yard, BBQ gas line               |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                    |
| Construction      | Stucco, Stone                                      |
| Foundation        | Poured Concrete                                    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 24th, 2025 |
| Days on Market | 10               |
| Zoning         | R-G              |
| HOA Fees       | 325              |
| HOA Fees Freq. | ANN              |

Listing Details

Listing Office                      Real Broker

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