

# \$1,250,000 - 27 Discovery Ridge Lane Sw, Calgary

MLS® #A2232586

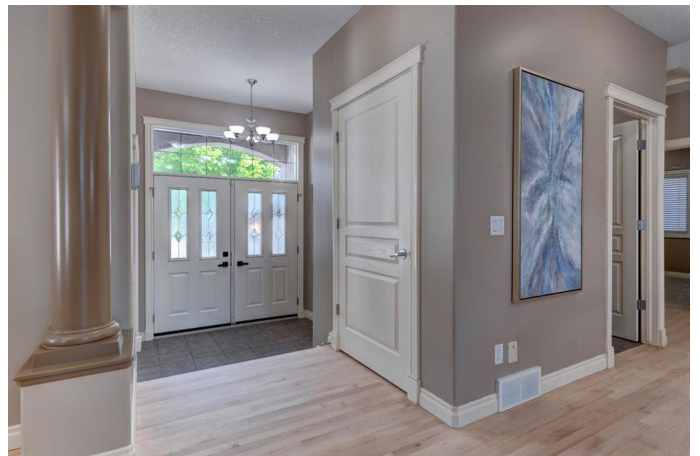
**\$1,250,000**

4 Bedroom, 3.00 Bathroom, 1,899 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

**\*\*OPEN HOUSE: Sat June 21 from 1pm - 4pm\*\*** Welcome to this stunning walk-out bungalow in the sought after community of Discovery Ridge. This beautifully updated 4 bedroom, 3 full bathroom home boasts over 3700SF of living space, an oversized double garage and many upgrades throughout. When you enter, you are greeted with expansive vaulted ceilings, refinished birch hardwood floors, and large west-facing windows that captures the late afternoon/evening sun. The main floor features a private office, a separate formal dining room, and an open kitchen with granite countertops, stainless steel appliances, ample cabinetry, and corner walk-in pantry. The kitchen flows continuously into the spacious living room, which offers floor-to-ceiling windows and a cozy double-sided gas fireplace. From the breakfast nook, step out onto your private deck – the perfect place to BBQ and entertain. Located off the oversized double garage, you’ll find the laundry room/mudroom room which has a sink and closet for extra storage. The generous primary suite is a true retreat, featuring a double-sided gas fireplace, and elegant ensuite with dual sinks, a soaker tub with a separate shower. To finish off the main floor, this unique home provides an additional spacious bedroom and 4-piece bathroom that is perfect for your growing family or out-of-town guests. Making your way down the beautiful spiral staircase to the fully finished walk-out basement, you’ll find an



abundant amount of space for you to lounge and watch movies in front of a cozy gas fireplace and still have ample room to put a pool table for entertaining your guests. If thatâ€™s not enough, you can escape into the bonus room that can be converted into a theatre room for family movie nights or a play room for your young family. To finish off the walkout basement, are two additional bedrooms and a full bathroom - suitable for your teenagers who want their own space. Step outside onto the west-facing backyard, there is a spot next to the back door where you can add your hot tub and lounge seating. The treed yard awaits your personal touch for your landscape needs. Recent upgrades include: 2 furnaces (2024), A/C (2023), washer/dryer (2023), new carpets throughout (2025), refinished all hardwood floors to its natural birch colour. Conveniently located across from the community fields, rink, tennis courts; walking distance to the local shops, 20 mins from downtown, and a quick access to the mountains, this is a rare opportunity you wonâ€™t want to miss!

Built in 2003

**Essential Information**

MLS® #	A2232586
Price	\$1,250,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,899
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	27 Discovery Ridge Lane Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4Y3

## Amenities

Amenities	None
Parking Spaces	4
Parking	Covered, Double Garage Attached, Driveway, Garage Door Opener, Oversized
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Track Lighting
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Master Bedroom, Double Sided, Gas Starter, See Through
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Interior Lot, Landscaped, Level, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 19th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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