

# \$934,900 - 270 Discovery Ridge Way Sw, Calgary

MLS® #A2208288

**\$934,900**

4 Bedroom, 4.00 Bathroom, 2,186 sqft

Residential on 0.13 Acres

Discovery Ridge, Calgary, Alberta

Welcome to the highly sought-after community of Discovery Ridge, nestled along the serene beauty of Griffith Woods Park. This beautifully updated home boasts over 3,000 sq ft of well-designed living space, featuring a harmonious blend of traditional charm and contemporary finishes. With recent upgrades including a new retaining wall, stone window wells, landscaping, kitchen counter tops, two updated hot water tanks (2022), luxury vinyl plank flooring throughout the main floor, air conditioning, composite deck/railings and fresh paint throughout, this property is move-in ready and perfect for modern family living. The open-concept main floor welcomes you with luxury vinyl plank flooring, a spacious office, a cozy gas fireplace in the living room, and a bright kitchen complete with stainless steel appliances. A conveniently located laundry room completes the main level.

Upstairs, youâ€™ll find a generous bonus room ideal for relaxing or entertaining, along with a large primary suite that offers a luxurious five-piece ensuite with a large jet tub and a walk-in closet with custom built-ins. Two additional, well-sized bedrooms and a stylish four-piece bathroom provide comfortable space for family and guests alike. Every room has been thoughtfully updated to reflect both style and function, making this home truly stand out in todayâ€™s market.

The fully developed lower level is designed for



both comfort and versatility. Whether you’re hosting movie nights in the theatre-style area, setting up a home gym, or enjoying game nights with friends, the space adapts to your lifestyle with ease. Another cozy gas fireplace adds warmth to the space, while an additional bedroom and full bathroom make it ideal for guests or extended family. This home is a must-see for those seeking both value and quality in a prime Calgary location.

Discovery Ridge is more than just a place to live—it’s a lifestyle. This quiet, family-friendly community offers a strong connection to nature with its extensive network of trails, pathways, and access to the breathtaking Griffith Woods Park. Residents enjoy year-round outdoor activities, from skating on the community-maintained rink in winter to exploring forested paths and biking trails in the summer. The area also features tennis courts, playgrounds, a convenient shopping plaza with amenities, and easy access to major roadways, making it a peaceful retreat that’s still close to everything Calgary has to offer.

Built in 2004

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2208288    |
| Price          | \$934,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,186       |
| Acres          | 0.13        |
| Year Built     | 2004        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | 2 Storey |
| Status   | Active   |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 270 Discovery Ridge Way Sw |
| Subdivision | Discovery Ridge            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H5S9                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s), Closet Organizers |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Washer, Window Coverings                                               |
| Heating           | Forced Air, Natural Gas                                                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                       |
| Fireplaces        | Gas                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                     |
| Basement          | Finished, Full                                                                                                                                                          |

### Exterior

|                   |                                                            |
|-------------------|------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard, Lighting, Rain Gutters         |
| Lot Description   | Back Yard, Landscaped, Private, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                            |
| Construction      | Wood Frame, Stucco                                         |
| Foundation        | Poured Concrete                                            |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 38            |
| Zoning         | R-G           |
| HOA Fees       | 300           |
| HOA Fees Freq. | ANN           |

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.