

# \$998,000 - 263 Discovery Ridge Boulevard Sw, Calgary

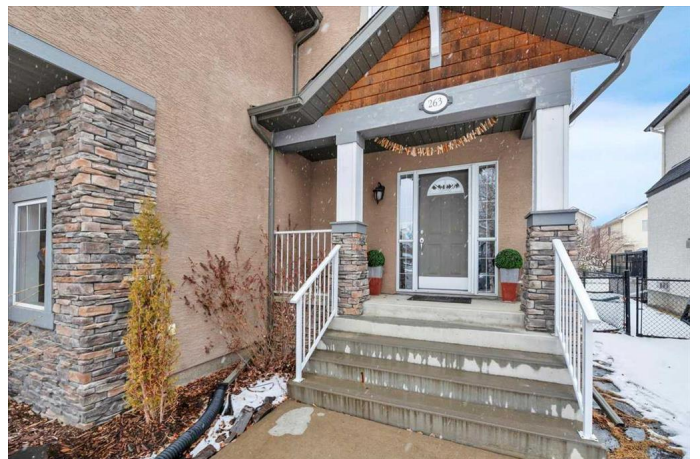
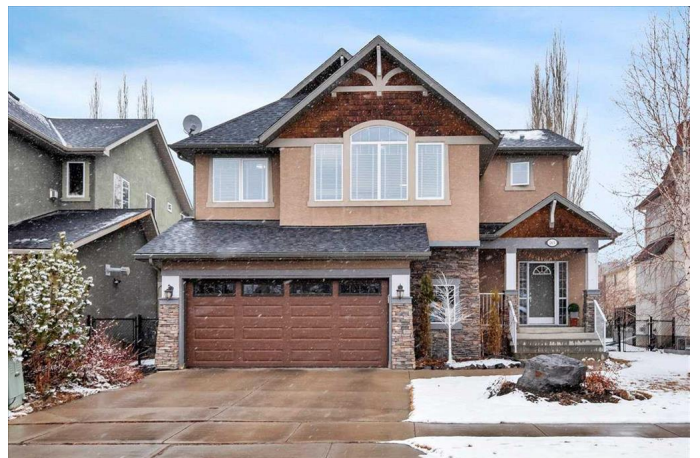
MLS® #A2199441

**\$998,000**

4 Bedroom, 4.00 Bathroom, 2,094 sqft  
Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

**PRICE REDUCED!** Nestled in the highly desirable community of Discovery Ridge, this stunning home is ready for you to make it your own! This fully developed residence boasts 4 bedrooms, 3.5 baths, complete with a landscaped, fenced backyard with tall trees around the backyard perimeter for more privacy. The main floor area features an open layout design with a large kitchen that includes a breakfast bar, stainless steel appliances, a corner pantry, and ample counter space for meal preparation. The kitchen also features beautiful cabinetry, a double sink, and stainless-steel appliances. The spacious dining area is ideal for entertaining, with a swing door leading to maintenance-free composite decking and a hot tub. Your backyard is surrounded by tall trees for added privacy. The main living area is bright and spacious, featuring maple hardwood flooring and a central gas fireplace to keep you comfortable during the winter. On the upper level, you will find a huge bonus room with vaulted ceilings, large windows that brings a lot of natural lights, built-in speakers, and a ceiling fan. It also features a large master bedroom with a 5-piece ensuite, two additional bedrooms, and a 4-piece bath. The fully developed basement includes a large recreation/family room, a 4th bedroom, and a 3-piece bath. The garage is insulated and measures 24'3" x 21'6". Recent renovations in this beautiful home include a newer garage door (2023), HRV installed (2019), and a water



softener. Discovery Ridge is renowned for its tranquil ambiance and breathtaking natural surroundings, including the beautifully manicured Griffith Woods park. This community offers the perfect balance for those seeking a peaceful residential area close to downtown and easy access to the mountains via Stoney Trail. Close to all amenities like private and public schools, shopping, and the 69th Street LRT station. Additionally, the neighborhood offers a variety of amenities such as playgrounds, walking trails, and parks making it an ideal place for families and outdoor enthusiasts. For your shopping needs, there are several local options including grocery stores, boutiques, cafes within a short drive, private and public schools ensuring convenience and accessibility.

Built in 2003

### **Essential Information**

MLS® #	A2199441
Price	\$998,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,094
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	263 Discovery Ridge Boulevard Sw
Subdivision	Discovery Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 5L6

### **Amenities**

Amenities	Parking, Playground
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden
Lot Description	Back Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	30
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	First Place Realty
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