

\$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

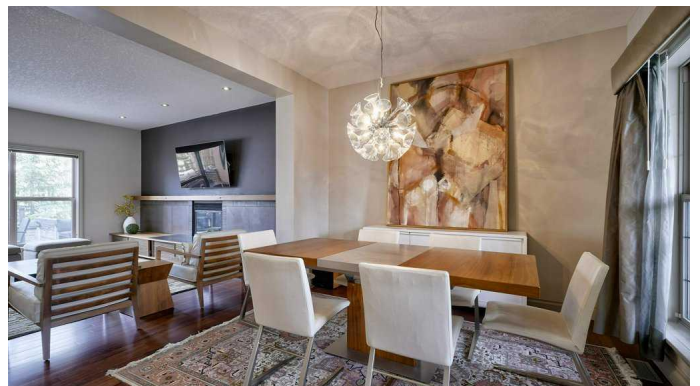
basement offers two additional

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

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.