



GRASSROOTS
REALTY GROUP

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327 Discovery Place SW
Calgary, Alberta

MLS # A2249237



\$975,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Flag Lot, No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: 2nd sets of Washer and Dryer, range hood, microwave, refrigerator in basement

Now offered at \$975,000 — this is your opportunity to own a fully finished walkout in the heart of Discovery Ridge, complete with a legal basement suite and thoughtful updates throughout. Tucked away at the end of a quiet cul-de-sac, just steps from the scenic trails of Griffith Woods Park, this two-storey home offers over 3,400 sq.ft. of developed living space. Designed for comfort and flexibility, it's ideal for families or multi-generational living. Enjoy the convenience of quick access to Stoney Trail, yet experience surprising tranquility — the backyard and interior remain remarkably peaceful and private, with no direct road exposure. The main floor welcomes you with a dramatic 18-ft vaulted foyer, hardwood floors, and a light-filled open layout. The kitchen was fully renovated in 2024, featuring quartz countertops, reconfigured cabinetry, and improved flow. The dining nook opens to a west-facing deck with a brand-new covered pergola — perfect for relaxing in the evening sun. Upstairs, the expansive primary suite offers vaulted ceilings, a private flex/sitting area, dual walk-in closets, and a spa-inspired 5-piece ensuite with oversized tiled shower and dual vanities. Two more bedrooms and a 4-piece bath complete the upper level. The fully developed walkout basement includes a self-contained legal suite (with its own address: 327B Discovery Place SW) featuring two bedrooms, full kitchen, living area, bathroom, and separate entrance — ideal for extended family or future flexibility. Additional highlights: New furnace (2020), central A/C, LED lighting, EV charger, and newer washer/dryer. Enjoy Discovery Ridge living at its finest — a nature-rich community surrounded by forested trails, parks, tennis and pickleball courts, and top-rated schools. With fast access to major routes and city amenities, this location truly offers the best of both

worlds. Book your private tour today — this is a rare and valuable opportunity in one of Calgary’s most sought-after communities.