

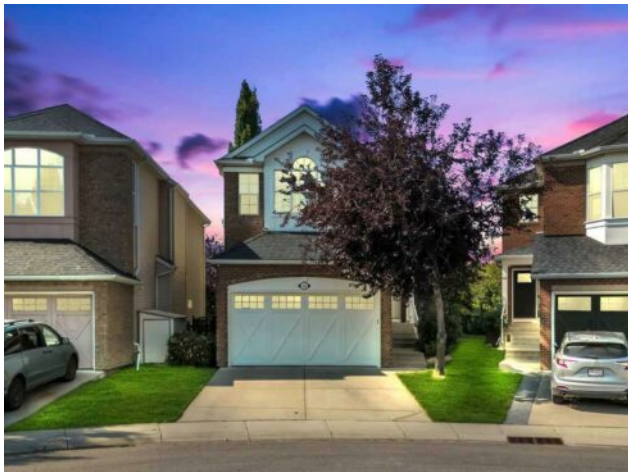


GRASSROOTS
REALTY GROUP

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122 Discovery Ridge Gardens SW
Calgary, Alberta

MLS # A2257802



\$889,870

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,219 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, Pie Shaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Tire Racks in Garage		

Welcome to Mother Nature's Neighbourhood, Discovery Ridge! And to your next home, designed for comfort, function, and everyday living; perfectly situated on a quiet street backing onto a green space and just steps from Griffith Woods, this popular Davenport floor plan makes smart use of space and feels both open and practical; inside you're welcomed by rich hardwood floors, 9' ceilings, and a versatile front dining room or den; the kitchen offers rich full-height cabinets with a matching hood fan, plenty of counter space and drawers, and a central island that's ideal for prep or gathering; it's a warm, inviting space that's ready for everyday cooking or entertaining; stainless-steel appliances include a smart fridge, built-in wall oven, and dishwasher (all new in 2025), plus a gas range cooktop and built-in microwave, while a walk-in pantry keeps everything organized; under and over-cabinet LED lighting adds both function and ambience, and the breakfast nook with wraparound windows overlooks the west-facing yard; the living room features a cozy gas fireplace, creating the perfect spot to unwind; tucked away from the kitchen you'll find a handy 2-piece bath along with the main floor laundry and mudroom; upstairs, the private primary retreat faces the park and includes a walk-in closet and a 5-piece ensuite with dual sinks, a large soaker tub, an updated oversized shower, all with peaceful green space views, plus a separate water closet; the vaulted-ceiling bonus room is filled with natural light from expansive windows and is equipped to support surround sound systems, including side and rear in-ceiling speakers, ideal for immersive family movie or gaming nights, and CAT5 outlets on every level keep you seamlessly connected; two additional bedrooms and a full bathroom complete this level; the basement is unfinished but

roughed in for a bathroom and ready for your design ideas; car enthusiasts will appreciate the fully finished, over-height garage with its 8' door, providing the flexibility of adding a lift, and hot and cold water taps for added convenience; outside, the west-facing backyard is a private oasis with a new deck and pergola (2024), built-in outdoor speakers, a new rundle stone lower patio for firepit evenings this fall, mature trees, and tranquil green space beyond; an outdoor garden outlet for patio lights makes it perfect for evening entertaining; an enclosed dog run with dog-door access adds everyday convenience for your 'fur family'; Discovery Ridge is more than a neighbourhood, it's a lifestyle, nestled beside Griffith Woods where residents enjoy endless walking and biking trails surrounded by nature, yet still close to city conveniences; the community features boutique-style shopping, pickleball and tennis courts, an outdoor rink, playgrounds, and pathways throughout; it's a dog-friendly, active neighbourhood with a close-knit feel, all just 20 minutes from downtown for work or a night out.