



GRASSROOTS
REALTY GROUP

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230 Discovery Ridge Boulevard SW
Calgary, Alberta

MLS # A2260822



\$959,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,579 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

Heating:	Boiler, Fan Coil, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound		
Inclusions:	Shed in rear yard		

Charming Bungalow in Prestigious Discovery Ridge Welcome to this beautifully maintained bungalow nestled in the sought-after community of Discovery Ridge. Located on a quiet, tree-lined street just steps from Griffith Woods Park, this home offers the perfect blend of tranquility, style, and convenience. With an open-concept layout and vaulted ceilings, the main living area is flooded with natural light, creating a warm and inviting atmosphere. A cozy gas fireplace anchors the spacious living room — perfect for relaxing evenings at home. The kitchen features granite countertops, stainless steel appliances, and a large island — ideal for entertaining or casual family meals. The main floor also includes a luxurious primary bedroom with a walk-in closet and spa-inspired ensuite, as well as a versatile second bedroom and an additional half bathroom. Downstairs, the fully finished basement with brand new carpet offers a generous rec room with a second fireplace, two spacious bedrooms, a full bathroom, and a dedicated laundry room with plenty of storage and functionality. Enjoy outdoor living on the private, professionally landscaped backyard with a large deck — perfect for summer evenings. Additional features include a double attached garage and easy access to nearby amenities, walking trails, and major routes. Don't miss your chance to live in one of Calgary's most desirable west-end communities! Please note selling realtor is owner of property