



GRASSROOTS
REALTY GROUP

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**209 Discovery Ridge Way SW
Calgary, Alberta**

MLS # A2262553



\$1,125,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,388 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Wet Bar		

Inclusions: Fridge, electric stove, built in dishwasher, all window coverings, washer, dryer, 2 garage door openers, A/C, vacuum system and attachments, speakers in the family room, projector and screen, shed, deep freezer in the mudroom

*** OPEN HOUSE Oct 11, 2025 2-4PM *** This beautifully cared-for, 5-bedroom, 3, 1/2 bathroom home is the perfect fit for a growing family looking for comfort, space, and a peaceful community surrounded by nature. Lovingly maintained by the original owners, the home welcomes you with a bright and spacious front entry, leading into a cozy family room and formal dining area — an ideal setup for family dinners and special celebrations. Gorgeous hardwood floors carry through the main level into a warm and functional kitchen, complete with a large island, plenty of storage, an induction range, and stainless steel appliances. A picture window over the sink allows you to keep an eye on the backyard while the kids play. The kitchen flows into the great room, where soaring 18-foot ceilings, a gas fireplace, and built-in shelving create a bright and inviting gathering space. Step out from the breakfast nook onto the sunny deck with a gas line for BBQs — perfect for weekend cookouts and evening relaxation. Upstairs, the primary suite is a peaceful retreat with room to unwind, featuring a charming window bench and a spa-like 5-piece ensuite with a jetted soaker tub. Two additional bedrooms on this level offer plenty of space for kids, guests, or a nursery. The walk-out basement with infloor heating is made for family fun, with a large recreation room and wet bar for movie nights, a dedicated home office with built-ins, two more bedrooms, and a full bathroom — ideal for teens or visiting relatives. Outside, the SW backyard is low-maintenance and backs onto a beautiful pathway, perfect for family bike rides and nature walks. Nestled in the heart of Discovery Ridge, this home offers the serenity of nature just steps from your door, with wildlife sightings and scenic trails that make every day feel like an escape. This is more than a home — it's the

foundation for your family's next chapter. Additional features: Hot water tank 2022, 30yr warranty on Shingles (2015).