



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

54 Discovery Ridge Gardens SW
Calgary, Alberta

MLS # A2271424



\$975,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Kitchen Island, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Backing directly onto a park filled with mature trees offering year-round natural beauty, this home offers an exceptional setting for family living. A back gate leads out to the park where you can explore the winding pathways, spot wildlife at the pond and enjoy the beauty of the neighbourhood. Inside, the family-friendly floor plan features an open-concept living room, dining room, and kitchen, the ideal layout for everyday living and gathering. High ceilings and large windows frame peaceful views of the treed hillside behind the home. A double-sided fireplace sits between the living room and the den/office, which features French doors for quiet work or study. The kitchen includes a central island with a breakfast bar, walk-in pantry, granite floors, and warm wood cabinetry. The main floor also includes a spacious laundry and mudroom off the garage. Upstairs, the bonus room is a standout space with a sunny south-facing window, built-in bench seat, and a wet bar providing an inviting retreat for movie nights, games, or family time. The primary bedroom offers a vaulted ceiling, bay window, private balcony, walk-in closet, and an ensuite with a soaker tub overlooking the park. Two additional bedrooms and a full bathroom complete the upper level, making the layout ideal for families. In the lower level a large family room invites kids to play or teens to hang out. Outside, the private backyard offers raised garden beds, a fire pit, and direct access to the park. With Griffith Woods Park just steps away, this district appeals to those who appreciate living close to nature without sacrificing urban convenience. The restaurants, shops and markets of Westhills are nearby and Stoney Trail gets you around the city with ease. This property is a wonderful opportunity to create a home that reflects your family's style in one of the city's most peaceful settings.

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