



GRASSROOTS
REALTY GROUP

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

MLS # A2277657



\$1,295,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,413 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Views		

Heating:	In Floor, Forced Air, Natural Gas, Other
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: TV Wall Mounts, TV, Built in Speakers

Open House Saturday January 10th 1:00-3:30pm Located on a premium lot within the neighbourhood, this exceptional home offers unobstructed mountain and valley views, a sunny south-facing backyard, and direct access to a park through a private rear gate. With an oversized triple garage that car enthusiasts will love and a bright walk-out basement, this highly sought-after property offers space and comfort in one of the area's most prized settings. The main floor features a spacious dining room, perfect for special occasions, and an open-concept living room, kitchen, and breakfast nook designed to capture the incredible views. Features of the living room include a double-height ceiling, a fireplace flanked by built-in cabinetry, and expansive windows that flood the space with natural light. The kitchen offers classic white cabinetry, granite countertops, stainless steel appliances, a pantry, breakfast bar, and a sunny dining nook set within a bay window. A cozy den or office shares the double-sided fireplace and includes built-in bookcases and peaceful backyard views, creating an ideal space to work or unwind. Convenient main-floor amenities include a powder room, laundry room, and a functional mudroom with direct access to the oversized triple garage. The garage is exceptionally well equipped with storage cabinetry, a workbench, and ample room for vehicles, sporting equipment, and hobbies. Upstairs, the primary bedroom is a true retreat, featuring a bay window with spectacular views, a walk-in closet, and a well-appointed ensuite with dual sinks, a soaker tub, separate shower, and private water closet. Two additional well-sized bedrooms share a full bathroom, offering an ideal family layout. The bright walk-out basement offers a generous family room with built-in media room with "home theatre with custom cabinetry, a wet bar, and

space for games or play, ideal for movie nights or watching the big game. A fourth bedroom, full bathroom, and a versatile flex room currently used as a gym complete the lower level. Outdoor living is exceptional, with a full-width deck spanning the back of the home, a covered lower patio with pavers, and a beautifully oriented backyard that opens directly onto a green space, a playground, and extensive walking trails. A new roof was installed in 2023, adding peace of mind to this remarkable home. With its exceptional setting and rare combination of features.