



**90 Discovery Ridge Gardens SW
Calgary, Alberta**

MLS # A2283838

\$893,800



Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,838 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Close to Clubhouse, Garden, Lan		

Heating:	Central, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	Window Hardware brackets and rods		

Set on a quiet, tree-lined street in the heart of Discovery Ridge, this beautifully crafted four-bedroom, two-and-a-half-bathroom home offers 1,839 square feet of refined living space, thoughtfully designed to embrace its exceptional natural surroundings. Backing directly onto a protected nature reserve and expansive green space, the property enjoys rare privacy, serene views, and an authentic connection to nature. Discovery Ridge is renowned for its extensive network of pathways, parks, and preserved green spaces, creating a peaceful, community-focused environment unlike anywhere else in the city. With Griffith Woods Park just minutes away, decorative acorn-style street lighting, and minimal traffic, the setting is quiet, established, and undeniably beautiful. Inside, the home immediately impresses with hardwood flooring throughout the main and upper levels, with carpet found only on the staircase—a detail that reinforces the home's clean, elevated finish. Both the main floor and upper level feature 9-foot ceilings, a rare and highly desirable combination that gives the home a noticeably larger, more open, and more luxurious feel throughout. The open-concept main floor is anchored by a striking open-to-above staircase and warmed by a convenient gas fireplace in the living room, creating a welcoming focal point for both everyday living and entertaining. Natural light flows effortlessly through the main living spaces, enhancing the home's sense of volume and architectural presence. The main floor is also pre-wired with rough-ins for ceiling speakers, allowing for a seamless future audio setup. This residence was thoughtfully enhanced with multiple builder-designed extensions completed at the original design stage, including an expanded front entry, cantilevered front closet, entertainment area extension, and a rear bay window.

addition—features that elevate both functionality and scale while maintaining architectural cohesion. Upstairs, four well-proportioned bedrooms are highlighted by a serene primary retreat with oversized windows framing uninterrupted green space views. The bathrooms are finished with quartz engineered stone countertops and feature a practical Jack & Jill layout, balancing durability, elegance, and everyday functionality. The basement is positioned for future development with a bathroom rough-in and fireplace gas line already in place. A double attached garage adds everyday convenience and completes this exceptional offering. This is a rare opportunity to own a home where design integrity, ceiling height, warmth, and natural beauty converge—set within one of Calgary's most quietly luxurious neighbourhoods.