



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

**MLS # A2292979**



**\$989,888**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,138 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt/Gravel	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** Custom free standing kitchen cabinet with wine fridge, living room slate & stone wall water feature

Welcome to the newest family home to hit the market in the beautiful community of Discovery Ridge. This property showcases unique and tasteful copper accents including the front door, hood vent, and eating bar. A covered front porch leads into a spacious entry, private front office, convenient mudroom, walkthrough laundry and pantry, and a beautifully appointed kitchen with white herringbone tile backsplash, wet island, rich hardwood floors, and a bright eating nook. The open-to-above living room features soaring two-storey vaulted ceilings, a stone fireplace with a hearty wood mantle, and a wall of windows overlooking the landscaped backyard, composite deck, and patio. Upstairs offers a thoughtful layout with three bedrooms (no shared walls), open rail staircase, full bath, and a generous primary retreat with double walk-in closets and a large ensuite with steam shower. The fully developed basement includes a gym, guest bedroom with 3-piece ensuite, spacious recreation areas, fireplace feature wall, and ample storage. Comfort is enhanced year-round with the addition of central air conditioning. With over 3,100 sq ft of developed space, 4 bedrooms, 3.5 bathrooms, and a double attached garage, this turn-key home is ready to welcome a new family. Residents of Discovery Ridge enjoy exceptional access to green space and nature, including nearby Griffith Woods Park with forested pathways along the Elbow River, along with playgrounds, sports courts, and convenient local retail amenities &mdash; all within a peaceful, tree-lined setting with excellent connectivity to major routes and west-side shopping hubs.