

122 Discovery Ridge Gardens SW  
Calgary, Alberta

MLS # A2257802

\$889,870

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | Discovery Ridge                                                         |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | 2 Storey                                                                |        |                   |
| Size:     | 2,219 sq.ft.                                                            | Age:   | 2003 (22 yrs old) |
| Beds:     | 3                                                                       | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached                                                  |        |                   |
| Lot Size: | 0.10 Acre                                                               |        |                   |
| Lot Feat: | Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, Pie Shaped |        |                   |

|             |                                                                                                                                                     |            |     |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|------------|-----|
| Heating:    | Forced Air, Natural Gas                                                                                                                             | Water:     | -   |
| Floors:     | Carpet, Hardwood, Tile                                                                                                                              | Sewer:     | -   |
| Roof:       | Asphalt Shingle                                                                                                                                     | Condo Fee: | -   |
| Basement:   | Full, Unfinished                                                                                                                                    | LLD:       | -   |
| Exterior:   | Brick, Vinyl Siding                                                                                                                                 | Zoning:    | R-G |
| Foundation: | Poured Concrete                                                                                                                                     | Utilities: | -   |
| Features:   | Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound |            |     |
| Inclusions: | Tire Racks in Garage                                                                                                                                |            |     |

Welcome to Mother Nature's Neighbourhood, Discovery Ridge! And to your next home, designed for comfort, function, and everyday living; perfectly situated on a quiet street backing onto a green space and just steps from Griffith Woods, this popular Davenport floor plan makes smart use of space and feels both open and practical; inside you're welcomed by rich hardwood floors, 9' ceilings, and a versatile front dining room or den; the kitchen offers rich full-height cabinets with a matching hood fan, plenty of counter space and drawers, and a central island that's ideal for prep or gathering; it's a warm, inviting space that's ready for everyday cooking or entertaining; stainless-steel appliances include a smart fridge, built-in wall oven, and dishwasher (all new in 2025), plus a gas range cooktop and built-in microwave, while a walk-in pantry keeps everything organized; under and over-cabinet LED lighting adds both function and ambience, and the breakfast nook with wraparound windows overlooks the west-facing yard; the living room features a cozy gas fireplace, creating the perfect spot to unwind; tucked away from the kitchen you'll find a handy 2-piece bath along with the main floor laundry and mudroom; upstairs, the private primary retreat faces the park and includes a walk-in closet and a 5-piece ensuite with dual sinks, a large soaker tub, an updated oversized shower, all with peaceful green space views, plus a separate water closet; the vaulted-ceiling bonus room is filled with natural light from expansive windows and is equipped to support surround sound systems, including side and rear in-ceiling speakers, ideal for immersive family movie or gaming nights, and CAT5 outlets on every level keep you seamlessly connected; two additional bedrooms and a full bathroom complete this level; the basement is unfinished but

roughed in for a bathroom and ready for your design ideas; car enthusiasts will appreciate the fully finished, over-height garage with its 8' door, providing the flexibility of adding a lift, and hot and cold water taps for added convenience; outside, the west-facing backyard is a private oasis with a new deck and pergola (2024), built-in outdoor speakers, a new rundle stone lower patio for firepit evenings this fall, mature trees, and tranquil green space beyond; an outdoor garden outlet for patio lights makes it perfect for evening entertaining; an enclosed dog run with dog-door access adds everyday convenience for your 'fur family'; Discovery Ridge is more than a neighbourhood, it's a lifestyle, nestled beside Griffith Woods where residents enjoy endless walking and biking trails surrounded by nature, yet still close to city conveniences; the community features boutique-style shopping, pickleball and tennis courts, an outdoor rink, playgrounds, and pathways throughout; it's a dog-friendly, active neighbourhood with a close-knit feel, all just 20 minutes from downtown for work or a night out.