

# \$1,100,000 - 254 Discovery Ridge Way Sw, Calgary

MLS® #A2206418

**\$1,100,000**

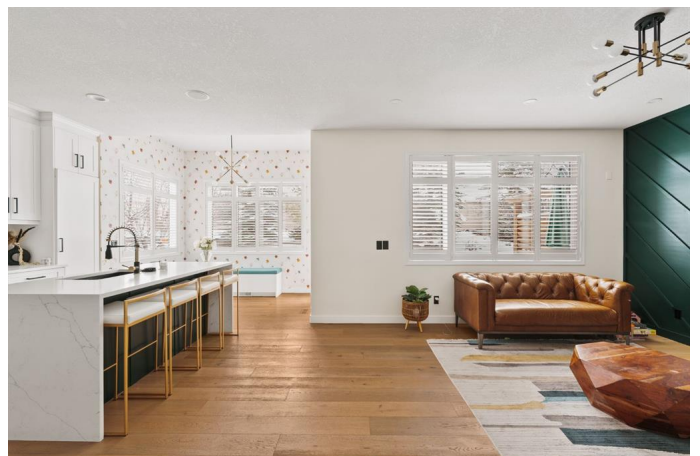
6 Bedroom, 4.00 Bathroom, 2,509 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

OPEN HOUSE â€“ Sun April 6(1-3pm) FULLY RENOVATED â€“ inside & out â€“ four beds up/two beds down, 3680 sq ft of living space over three levelsâ€“ BEAUTIFUL! This is a home which will impress at every turnâ€“ move in ready, and LIKE NEW! Highlights include wideplank, white oak hardwoods through the main, new glass paneled railing leading upstairs, with oak accents, designer lighting and window coverings throughout and a heated garage... on a 6000 sq ft lot, with no neighbours in back â€“ PRIVATE & QUIET! On the main you will enjoy the Great Room plan in back with a gourmet kitchen â€“ s/s appliances, including gas cooktop â€“ a center island/breakfast bar, sunny breakfast nookâ€“ and a Spice Kitchen tucked in back. There is also a proper living room and dining room upfront plus a private den/home office. Upstairsâ€“ four bedrooms! The primary is generous in size and enjoys a NEW 5pc en suite. The three additional beds are well-sized and share a newly renovated 4pc bath. The lower level has been fully developed offering a large rec room, two additional beds and a full bath. Discovery Ridge, an exceptional family community on Calgaryâ€™s west side with a feel for the mountains and ease of access downtown or west to the mountains via the new Stoney Trailâ€“. PLUS the brilliant Griffith Woods park spanning the length of the communityâ€“ DISCOVERY IS THE CHARM!

Built in 2004



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2206418    |
| Price          | \$1,100,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,509       |
| Acres          | 0.14        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 254 Discovery Ridge Way Sw |
| Subdivision | Discovery Ridge            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 5S9                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Central Vacuum, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Wet Bar                                            |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air                                                                                                                                         |
| Cooling           | None                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                  |

|              |                |
|--------------|----------------|
| Fireplaces   | Electric       |
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Playground, Private Yard, Tennis Court(s) |
| Lot Description   | No Neighbours Behind, Rectangular Lot     |
| Roof              | Asphalt Shingle                           |
| Construction      | Stone, Stucco                             |
| Foundation        | Poured Concrete                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 78              |
| Zoning         | R-G             |
| HOA Fees       | 300             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.