

# \$2,288,000 - 374 Discovery Ridge Way Sw, Calgary

MLS® #A2239311

**\$2,288,000**

6 Bedroom, 3.00 Bathroom, 3,349 sqft

Residential on 0.17 Acres

Discovery Ridge, Calgary, Alberta

Explore the full video and property website to get a closer look at how this home livesâ€™inside and out! Situated on a quiet cul-de-sac, this nearly 5,000sq ft six-bedroom home presents a sophisticated, grounded design that emphasizes quality materials and a deep connection with its natural surroundings. The construction incorporates 3" Styrofoam insulation under acrylic stucco, with aluminum-clad wood windows and natural stone accents. Inside, 10-foot flat ceilings, solid interior doors, and radiant in-slab heating throughout the main level, all bathrooms, laundry, and basement ensure consistent comfort. Dual A/C, Build in speakers, oversized heated 3 car garage with epoxy-finished floors and built-in shelving bring both efficiency and functionality. Every interior surface reflects thoughtful material selection: Quarter-sawn oak herringbone flooring, Italian Travertine Limestone, Carrara marble counters, Granite. Solid bamboo cabinetry integrate with Miele appliances, Fisher and Paykel dishwasher drawers, dual kitchen sinks with garburators carry over to other custom built-ins in spaces from the mudroom to the library and basement bar. A cedar, 4 person sauna, steam shower, dog-wash station and 3-ensuite bathrooms â€™underscore practical luxury and everyday usability.

Designed for both relaxation and entertaining, the homeâ€™s landscaping features a three-tier Kayu Batu hardwood deck, two



Japanese-style zen gardens, stone fountains, vegetable garden and a covered outdoor wood-burning fireplace that anchors gatherings in the back yard. A rooftop patio while non-conforming offers an elevated view over the surrounding green areas and mountains in the distance. A total of 6 bedrooms is impressive and can easily accommodate larger families, guests as well as multigenerational families.

Discovery Ridge is built around an expansive 93-hectare Griffith Woods Natural Environment Park, offering its residents direct access to trails through spruce and aspen woodland along the Elbow River, with opportunities for hiking, biking, cross-country skiing, and wildlife viewing. The community includes tennis and basketball courts, playgrounds, seasonal skating rinks, and a shopping plaza featuring much needed businesses like barber shop, compound pharmacy, daycare vet clinic and wine store.

Overall, this home and its setting will appeal to families who prioritize thoughtful architecture, high-quality finishes, subtle luxury, and access to forested trails and natural landscape all while remaining well-connected to Calgary's west-end conveniences, established and high performing schools and fast commute.

Built in 2007

### Essential Information

MLS® #	A2239311
Price	\$2,288,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	3,349
Acres	0.17

Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	374 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5S8

### Amenities

Amenities	Playground
Parking Spaces	3
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, Soaking Tub, Steam Room, Track Lighting, Walk-In Closet(s), Sauna
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas, Radiant
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Wood Burning, Outside
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Garden
Lot Description	Corner Lot, Cul-De-Sac, Few Trees, Garden, Landscaped, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	61
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Property Solutions Real Estate Group Inc.
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