

# \$1,265,888 - 14 Discovery Ridge Way Sw, Calgary

MLS® #A2213896

**\$1,265,888**

4 Bedroom, 4.00 Bathroom, 2,662 sqft

Residential on 0.15 Acres

Discovery Ridge, Calgary, Alberta

**\*\*\*OPEN HOUSE MAY 3 & MAY 4, 2025, 1PM**

**-4PM\*\*\*** Welcome to 14 Discovery Ridge Way SW, where elegance meets nature in one of Calgary's most coveted communities.

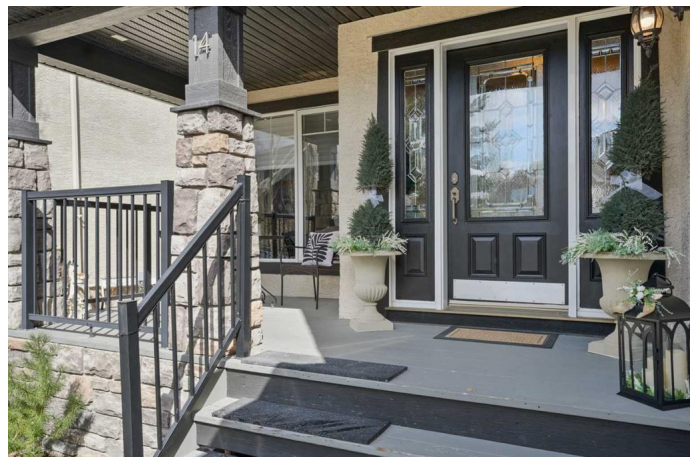
This beautifully appointed home offers over 3,900 sq.ft. of total living space and backs directly onto a lush, private ravine for an unparalleled sense of serenity.

Step inside to soaring ceilings, rich hardwood floors, and a bright, open layout designed for both upscale entertaining and everyday living. The chef's kitchen is a true centerpiece, featuring an oversized island with extra seating, granite countertops, stainless steel appliances, and two dining areas, perfect for hosting holiday gatherings or intimate family dinners.

Upstairs, three spacious bedrooms await, including a luxurious primary suite complete with a spa-like ensuite and a generous walk-in closet. The west facing bonus room captures stunning mountain views, offering the perfect spot to unwind.

If the first two floors haven't won you over, the fully finished basement surely will, featuring custom built-ins, a large recreation area, and a fourth bedroom that any teenager would love to call their own.

The oversized, heated double garage adds convenience and additional storage, while the fully treed backyard provides a private,



peaceful retreat.

Located in prestigious Discovery Ridge, your just steps from Griffith Woods and a network of community pathways and parks. Youâ€™ll be surrounded by nature as the surrounded area is protected.

Minutes to top-rated schools, shopping, and with easy access to downtown.  
This is luxury living with nature at your doorstep , this is a rare and remarkable find.

Built in 2006

**Essential Information**

MLS® #	A2213896
Price	\$1,265,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,662
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	14 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H7

**Amenities**

Amenities	Park, Playground, Recreation Facilities
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Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	304
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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