

# \$1,125,000 - 209 Discovery Ridge Way Sw, Calgary

MLS® #A2262553

**\$1,125,000**

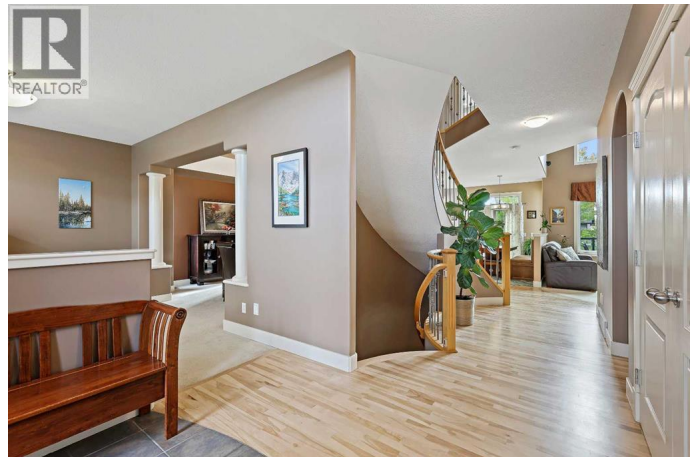
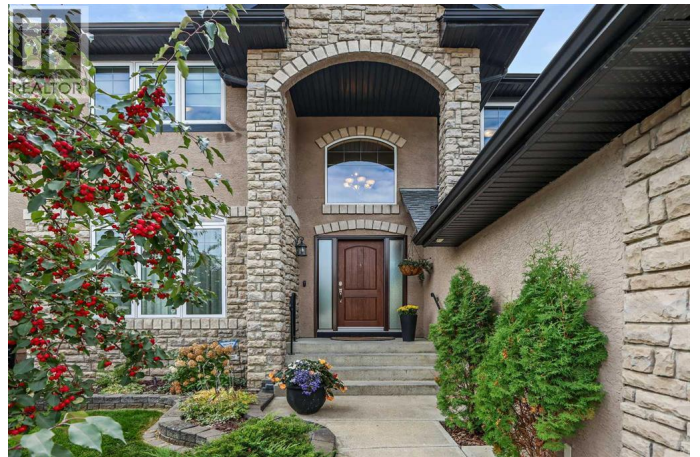
5 Bedroom, 4.00 Bathroom, 2,388 sqft

Single Family on 0.15 Acres

Discovery Ridge, Calgary, Alberta

\*\*\* OPEN HOUSE Oct 11, 2025 2-4PM \*\*\*

This beautifully cared-for, 5-bedroom, 3, 1/2 bathroom home is the perfect fit for a growing family looking for comfort, space, and a peaceful community surrounded by nature. Lovingly maintained by the original owners, the home welcomes you with a bright and spacious front entry, leading into a cozy family room and formal dining area – an ideal setup for family dinners and special celebrations. Gorgeous hardwood floors carry through the main level into a warm and functional kitchen, complete with a large island, plenty of storage, an induction range, and stainless steel appliances. A picture window over the sink allows you to keep an eye on the backyard while the kids play. The kitchen flows into the great room, where soaring 18-foot ceilings, a gas fireplace, and built-in shelving create a bright and inviting gathering space. Step out from the breakfast nook onto the sunny deck with a gas line for BBQs – perfect for weekend cookouts and evening relaxation. Upstairs, the primary suite is a peaceful retreat with room to unwind, featuring a charming window bench and a spa-like 5-piece ensuite with a jetted soaker tub. Two additional bedrooms on this level offer plenty of space for kids, guests, or a nursery. The walk-out basement with infloor heating is made for family fun, with a large recreation room and wet bar for movie nights, a dedicated home office with built-ins, two more bedrooms, and a full bathroom – ideal for teens or visiting



relatives. Outside, the SW backyard is low-maintenance and backs onto a beautiful pathway, perfect for family bike rides and nature walks. Nestled in the heart of Discovery Ridge, this home offers the serenity of nature just steps from your door, with wildlife sightings and scenic trails that make every day feel like an escape. This is more than a home â€” it's the foundation for your family's next chapter. Additional features: Hot water tank 2022, 30yr warranty on Shingles (2015). (id:6289)

Built in 2002

Essential Information

Listing #	A2262553
Price	\$1,125,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,388
Acres	0.15
Year Built	2002
Type	Single Family
Sub-Type	Freehold

Community Information

Address	209 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
Province	Alberta
Postal Code	T3H5G2

Amenities

Amenities	Playground, Recreation Nearby, Other
Features	Other, Wet bar, Closet Organizers, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

## Interior

Appliances	Washer, Refrigerator, Stove, Dryer, Window Coverings
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes
Basement	Walk out

## Exterior

Exterior	Stucco
Exterior Features	Underground sprinkler
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office RE/MAX Complete Realty



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Listing information last updated on October 12th, 2025 at 9:16pm PDT