

\$1,150,000 - 22 Discovery Ridge Green Sw, Calgary

MLS® #A2152744

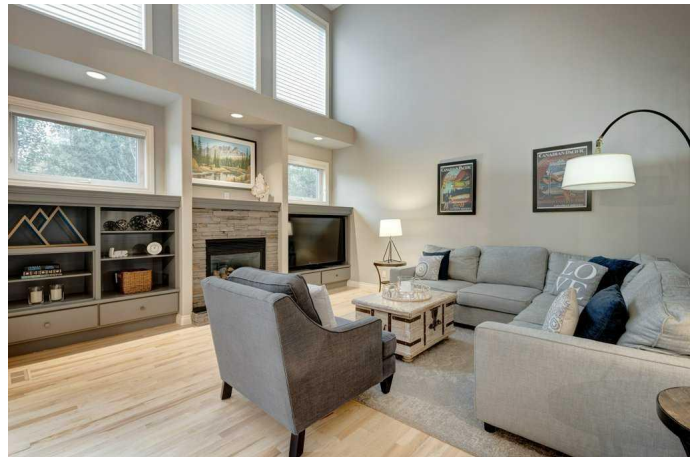
\$1,150,000

5 Bedroom, 4.00 Bathroom, 2,393 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Open House CANCELLED Saturday, August 24 at 1:30- 4:00 pm Welcome to 22 Discovery Ridge Green SW: a coveted location nestled on one of the most desirable streets in tranquil Discovery Ridge! This quiet cul de sac location is a short walk from Griffith Woods Park, a sprawling 230 acre wooded sanctuary with scenic walking trails along the Elbow River. Enjoy the convenience of being just a short stroll from the community sports area, featuring a soccer field, hockey rink, and tennis courts, as well as the vibrant Cornerstone Shopping Centre. This stunning home boasts over 3400 ft² total living space on a beautifully landscaped 6,167 square foot lot. The home features 5 spacious bedrooms and 3.5 baths. The charming main floor showcases an open and inviting layout, highlighted by an upgraded kitchen complete with granite countertops, stainless steel appliances, and a central island with breakfast bar. The kitchen overlooks the dining room and living room, which features impressive 18 foot ceilings, a cozy gas fireplace flanked by built in shelves, and ceiling height windows that bathe the space with natural light. Step through the back door to your private, fully landscaped rear yard onto a deck perfect for outdoor entertaining. Main floor den is great for those needing a home office. Upstairs you'll find 3 generously sized bedrooms, including the luxurious primary suite, which offers a 5 piece ensuite bathroom and a walk in closet. The fully developed basement provides



additional living space with 2 spacious bedrooms, a full 4 piece bath, and a large recreation/games/fitness room with oversized windows. Recent upgrades include new shingles (2020), added air conditioning (2020), and new furnace (2023). The property also features underground sprinklers in both the front and back yards. The current owners will fondly remember the fantastic neighbours and the annual block parties celebrated on this friendly cul de sac. Discovery Ridge offers a unique blend of suburban serenity and urban convenience, with quick access to downtown, the mountains to the west, and major routes like the recently opened Stoney Trail. Enjoy nearby shopping and dining in Westhills/Signal Hill and Aspen Landing, all while living in close proximity to nature. This exceptional home is ready for you to move into.

Built in 2001

Essential Information

MLS® #	A2152744
Price	\$1,150,000
Sold Price	\$1,120,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,393
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey Split
Status	Sold

Community Information

Address	22 Discovery Ridge Green Sw
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Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Y4

Amenities

Amenities	Park, Playground
Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Heated Garage, Insulated

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Raised Hearth, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Cul-De-Sac, Gentle Sloping, Underground Sprinklers, Private, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 26th, 2024
Date Sold	August 28th, 2024
Days on Market	33
Zoning	R-1
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office

RE/MAX House of Real Estate

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