

# \$1,238,800 - 28 Discovery Ridge Rise Sw, Calgary

MLS® #A2223741

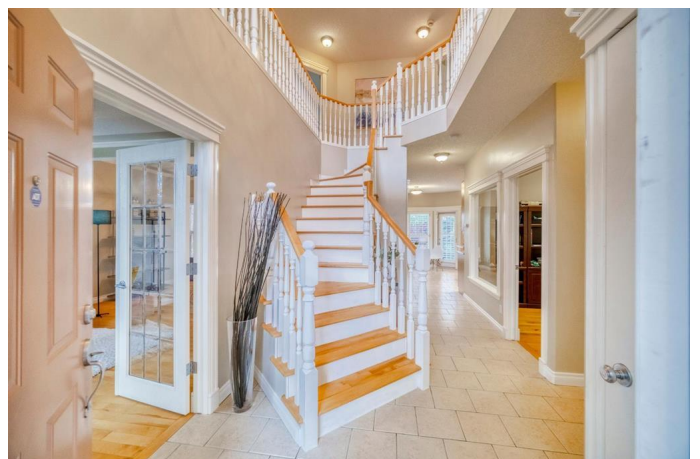
**\$1,238,800**

4 Bedroom, 4.00 Bathroom, 2,434 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Welcome to one of the finest homes in Discovery Ridge, nestled in a quiet cul-de-sac with stunning mountain views and backing onto a serene linear greenbelt & pathway. This beautifully maintained 2-storey walkout offers nearly 3,400 sq ft of luxurious living space and blends elegance with comfort in every detail. Step inside to a grand vaulted entry with a sweeping staircase and 9'™ ceilings throughout the main floor. The thoughtful layout features a sunlit home office, formal dining and living rooms, and a warm family room with custom built-ins and a wood-burning fireplace. The gourmet kitchen is a chef's™ dream with granite countertops, stainless steel appliances, corner pantry, and a spacious dining nook that opens to a large composite deck with glass railing – the perfect spot to soak in the sun and enjoy tranquil views. Upstairs you'll find a bright bonus room/loft, upper-level laundry, two large bedrooms, and a gorgeous primary suite with a walk-in closet, luxurious ensuite with soaker tub, and scenic mountain views. The fully finished walkout basement features a large recreation room with a second gas fireplace, 4th bedroom, full bathroom, and ample storage – easily convertible to a 5th bedroom if desired. Additional highlights: Central A/C, on-demand hot water, California shutters, beautiful landscaping, and a massive oversized garage. Just steps from parks and playgrounds, this home offers exceptional value, location, and charm. Don't miss your



chance to own this Discovery Ridge  
masterpiece – it truly shows 12/10!

Built in 2001

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2223741    |
| Price          | \$1,238,800 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,434       |
| Acres          | 0.14        |
| Year Built     | 2001        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 28 Discovery Ridge Rise Sw |
| Subdivision | Discovery Ridge            |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 4R2                    |

### Amenities

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

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Tankless Hot Water                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Water Softener |
| Heating           | Forced Air, Natural Gas                                                                                                             |

|                 |                                                 |
|-----------------|-------------------------------------------------|
| Cooling         | Central Air                                     |
| Fireplace       | Yes                                             |
| # of Fireplaces | 2                                               |
| Fireplaces      | Family Room, Wood Burning, Recreation Room      |
| Has Basement    | Yes                                             |
| Basement        | Exterior Entry, Finished, Full, Suite, Walk-Out |

## Exterior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                               |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Many Trees, Private, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                       |
| Construction      | Stone, Stucco, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                       |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 19             |
| Zoning         | R-1            |
| HOA Fees       | 325            |
| HOA Fees Freq. | ANN            |

## Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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