\$1,115,000 - 142 Discovery Ridge Boulevard Sw, Calgary

MLS® #A2258267

\$1,115,000

4 Bedroom, 4.00 Bathroom, 2,201 sqft Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Backing onto a park and tranquil natural reserve that connects to Griffith Woods Park, this immaculate two-storey home blends European-inspired craftsmanship, timeless elegance, and a thoughtful family-friendly layout. A custom mahogany front door with artisan-crafted glass sets the stage for the quality within, opening into a grand sunlit foyer framed by Brazilian cherry hardwood and soaring 9' ceilings. From the spacious living room, where a stone gas fireplace makes a bold statement, the layout flows into an elegant dining room that connects to a screened three-season room with awning, creating year-round opportunities for effortless indoor/outdoor living. The chef-inspired kitchen is designed for connection and function and features a gas cooktop, stone counters, a large island with seating, and a walk-in pantry, while the mud and laundry room with direct access to the garage ensures practical family functionality and everyday convenience. Expansive windows frame sweeping views of the private backyard and lush green space, flooding the home with natural light. Upstairs, the primary suite is its own retreat and boasts a large walk-in closet and spotless ensuite complete with dual vanities and a corner soaker tub. Two additional bedrooms, along with a four-piece bathroom and a bright bonus room, make for an ideal family layout. The walk-out lower level enhances the home's







versatility, offering in-floor heating, a cozy family room anchored by a second gas fireplace and wood built-ins, a kitchenette, a fourth bedroom, and a full bathroom with steam shower, perfect for older children, long-term guests, or a caregiver. Outside, the south-facing backyard is a private oasis with mature landscaping, a covered patio, and direct access to a recreational field with a skating rink, tennis courts, soccer fields, and pathways that wind along the Elbow River. The oversized 27' wide garage provides ample space for vehicles and storage. Surrounded by extensive pathways and abundant wildlife, Discovery Ridge offers the closest thing to mountain living within city limits while still being minutes to Stoney Trail, Signal Hill Shopping Centre, and premier golf at Elbow Springs and Pinebrook. Additional features include central air conditioning, central vac, a water softener, an irrigation system, and the assurance of quality construction by Homes by AVI. Blending timeless craftsmanship with family-friendly design, this residence offers the perfect backdrop for cherished memories and everyday joy. Don't miss the chance to make Discovery Ridge your home!

Built in 2003

Essential Information

MLS® # A2258267
Price \$1,115,000
Bedrooms 4

Bathrooms 4.00 Full Baths 3

Half Baths 1

Square Footage 2,201
Acres 0.14
Year Built 2003

Type Residential

Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 142 Discovery Ridge Boulevard Sw

Subdivision Discovery Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 4Y2

Amenities

Amenities None Parking Spaces 4

Parking Double Garage Attached, Oversized

of Garages 2

Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers,

Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Stone Counters, Track

Lighting, Walk-In Closet(s), Wet Bar

Appliances Central Air Conditioner, Garage Control(s), Gas Cooktop, Microwave,

Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window

Coverings

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes # of Fireplaces 2

Fireplaces Family Room, Gas, Living Room, Stone

Has Basement Yes Basement Full

Exterior

Exterior Features Awning(s), Balcony, BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Level,

No Neighbours Behind, Private

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed September 18th, 2025

Days on Market 47

Zoning R-G

HOA Fees 325

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX House of Real Estate

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