

# \$1,398,000 - 134 Discovery Ridge Boulevard Sw, Calgary

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MLS® #A2258271

**\$1,398,000**

3 Bedroom, 3.00 Bathroom, 1,910 sqft  
Residential on 0.13 Acres

Discovery Ridge, Calgary, Alberta

**\*\*Open House on Saturday, October 25, from 1-3 pm\*\*** Banff in the city! this is how life feels in Discovery Ridge. Tucked along the quiet beauty of Griffith Woods, this exquisite walkout bungalow is a rare find—timeless in its elegance, yet carefully updated with thoughtful, modern touches.

From the moment you step inside, the home greets you with soaring ceilings, rich millwork, and warm hardwood that together create a sense of refined luxury. The living room, anchored by a beautiful fireplace, looks out through expansive windows to the forest beyond—a daily reminder that here, peace and privacy are yours. The gourmet kitchen is as inviting as it is functional, with a large island, granite counters, and a bright breakfast nook that catches the morning sun. Just beyond, a formal dining space welcomes gatherings, while a charming main floor office framed by bay windows offers an inspiring place to work. The primary suite completes the main level, its serene outlook onto the trees paired with a luxurious ensuite and custom walk-in closet, making it the perfect retreat.

Downstairs, the walkout level extends the living experience with 9'™ ceilings, cozy in-floor heat, and a sense of comfort that invites you to linger. A spacious family room flows naturally into a private theatre, with a



massive entertainment space. For family or guests, a full second kitchenâ€”complete with oven, dishwasher, refrigeratorâ€”offers self-contained convenience. Two generous bedrooms and a large exercise bonus room ensure plenty of space for everyone.

This home is as practical as it is beautiful. A new high-grade Vacuflo system has just been added and the garage includes a custom platform for an extra fridge or freezer. Outside, the home is elevated by Gemstone lighting that sparkles year-round, casting a warm glow over evenings spent on the private deck or lower patio. The backyard feels like a retreat, with mature trees creating a natural screen. Through a discreet gate, your own private trail connects you directly to the endless pathways of Griffith Woodsâ€”a haven for biking, walking, and quiet reflection.

Discovery Ridge is one of Calgaryâ€™s most treasured communities: secluded, peaceful, and embraced by nature, yet only minutes to the cityâ€™s best amenities. This is more than a homeâ€”it is a sanctuary, a gathering place, and a lifestyle, all in one.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2258271    |
| Price          | \$1,398,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,910       |
| Acres          | 0.13        |
| Year Built     | 2003        |
| Type           | Residential |

|          |          |
|----------|----------|
| Sub-Type | Detached |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 134 Discovery Ridge Boulevard Sw |
| Subdivision | Discovery Ridge                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 4Y2                          |

### Amenities

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

### Interior

|                   |                                                                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                                                                                                                                      |
| Heating           | Central, Natural Gas                                                                                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                         |
| Basement          | Full                                                                                                                                                                                                                                                                                        |

### Exterior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Awning(s)                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Private, Treed, Underground Sprinklers |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt         |
| Construction | Stone, Stucco   |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 47                   |
| Zoning         | R-G                  |
| HOA Fees       | 325                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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