

# \$981,000 - 90 Discovery Ridge Way Sw, Calgary

MLS® #A2230117

## \$981,000

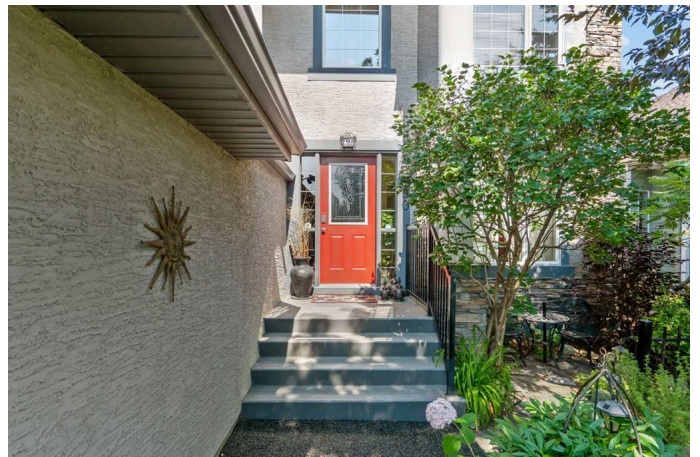
4 Bedroom, 4.00 Bathroom, 2,542 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Welcome to 90 Discovery Ridge Way, a beautifully maintained 4 bedroom home offering over 3700 square feet of thoughtfully designed living space, located in the desirable community of Discovery Ridge. The main floor features a bright and airy layout with large principal rooms, including sunny front sitting room, spacious dining room, and functional enclosed office, perfect for working from home.

The open concept kitchen boasts large island, eating nook with a stunning view of the fully landscaped back yard, and seamless flow into the cozy family room with fireplace, ideal for entertaining and every day living. Upstairs you will find three generous bedrooms, including an expansive primary suite with 5 piece ensuite featuring a heater and large walk in closet. In addition to the bedrooms, the upper includes a huge bonus room, offering yet another tranquil common space. The fully finished lower adds even more, with open games/media room, fourth bedroom and 4 piece bath, with extra heating, perfect for guests or teenagers. Outside is a complete oasis, front and back, with stunning landscape, complete with 3 distinct sitting areas, including a gazebo and tranquil waterfall feature, a private haven for relaxing or entertaining. The driveway has recently been refinished with RubberStone, and offers a 10 year guarantee. This is the perfect home for families seeking space, comfort and prime location in one of Calgary's most sought after communities, offering endless pathways through forests, and



a lifestyle that cannot be matched!

Built in 2003

### Essential Information

MLS® #	A2230117
Price	\$981,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,542
Acres	0.14
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	90 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H6

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, 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	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, No Neighbours Behind, Private, Secluded, Yard Lights
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 11th, 2025
Days on Market	5
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Solutions
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.