

327 Discovery Place SW  
Calgary, Alberta

MLS # A2249237



# \$975,000

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,356 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Flag Lot, No Neighbours Behind		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** 2nd sets of Washer and Dryer, range hood, microwave, refrigerator in basement

Now offered at \$975,000 &mdash; this is your opportunity to own a fully finished walkout in the heart of Discovery Ridge, complete with a legal basement suite and thoughtful updates throughout. Tucked away at the end of a quiet cul-de-sac, just steps from the scenic trails of Griffith Woods Park, this two-storey home offers over 3,400 sq.ft. of developed living space. Designed for comfort and flexibility, it's ideal for families or multi-generational living. Enjoy the convenience of quick access to Stoney Trail, yet experience surprising tranquility &mdash; the backyard and interior remain remarkably peaceful and private, with no direct road exposure. The main floor welcomes you with a dramatic 18-ft vaulted foyer, hardwood floors, and a light-filled open layout. The kitchen was fully renovated in 2024, featuring quartz countertops, reconfigured cabinetry, and improved flow. The dining nook opens to a west-facing deck with a brand-new covered pergola &mdash; perfect for relaxing in the evening sun. Upstairs, the expansive primary suite offers vaulted ceilings, a private flex/sitting area, dual walk-in closets, and a spa-inspired 5-piece ensuite with oversized tiled shower and dual vanities. Two more bedrooms and a 4-piece bath complete the upper level. The fully developed walkout basement includes a self-contained legal suite (with its own address: 327B Discovery Place SW) featuring two bedrooms, full kitchen, living area, bathroom, and separate entrance &mdash; ideal for extended family or future flexibility. Additional highlights: New furnace (2020), central A/C, LED lighting, EV charger, and newer washer/dryer. Enjoy Discovery Ridge living at its finest &mdash; a nature-rich community surrounded by forested trails, parks, tennis and pickleball courts, and top-rated schools. With fast access to major routes and city amenities, this location truly offers the best of both

worlds. Book your private tour today &mdash; this is a rare and valuable opportunity in one of Calgary&rsquo;s most sought-after communities.