

327 Discovery Place SW
Calgary, Alberta

MLS # A2249237



\$999,990

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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

A rare opportunity in the heart of Discovery Ridge — this beautifully maintained two-storey walkout with a fully legal basement suite is tucked away on a quiet cul-de-sac, just steps from the trails of Griffith Woods Park. Offering over 3,400 sq.ft. of thoughtfully designed living space, this home seamlessly blends comfort, flexibility, and lifestyle — perfect for families, multi-generational living, or generating extra income. The main level welcomes you with a dramatic 18-ft vaulted foyer, warm hardwood floors, and an open-concept layout designed for both daily life and memorable entertaining. The kitchen was fully renovated in 2024, showcasing sleek quartz countertops and an expanded, highly functional design. A sun-filled dining nook opens to a west-facing deck with a new covered pergola — ideal for evening gatherings or quiet sunset retreats. Upstairs, the expansive primary suite features vaulted ceilings, a private flex/sitting area, dual walk-in closets, and a spa-inspired 5-piece ensuite with an oversized tiled shower, double vanities, and a dedicated makeup counter. Two additional spacious bedrooms and a 4-piece bath complete the upper level. The fully finished walkout lower level is a true standout — a self-contained legal 2-bedroom suite with a separate address (327R Discovery Place SW), renovated kitchen, living area, full bath, and private entrance. Perfect as a mortgage helper, for extended family, or for long-term rental income — few homes in Discovery Ridge offer this rare level of flexibility and value. Additional upgrades include: new furnace (2020), central A/C, new washer & dryer, and an EV charger in the double attached garage. Living in Discovery Ridge means more than owning a beautiful home — it's embracing a lifestyle. Enjoy forested morning walks, bike the scenic Griffith Woods trails, or relax courtside at the

community's tennis and pickleball facilities. With top-rated schools nearby and quick access to Stoney and Glenmore Trail, you're minutes to downtown or the mountains. This is an unmatched opportunity — a turnkey walkout home with a legal suite, recent renovations, and a location that perfectly captures the essence of Calgary living. Book your private showing today and experience it for yourself!