

**46 Discovery Ridge Road SW**  
**Calgary, Alberta**

**MLS # A2296598**



**\$989,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,432 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Garden, Interior Lot, Lawn, Low M		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wood Windows		
<b>Inclusions:</b>	Garage door opener - 2		

Nestled in the tranquil, nature-rich community of Discovery Ridge, this stunning executive home offers 5 bedrooms, 3.5 bathrooms, and over 3,600 sq. ft. of total developed living space. More than just spacious and beautifully updated, this has been a truly special home &mdash; a place where the family created invaluable memories, celebrated meaningful milestones, and watched dreams come true. From the moment you step inside, the grand foyer makes a lasting impression with soaring ceilings, abundant natural light, and an elegant, curved staircase. The formal living room features dramatic open-to-below ceilings, rich built-in cabinetry, and an impressive wall of oversized windows, flowing seamlessly into the formal dining room for effortless entertaining. A private den behind French doors offers a quiet retreat, while the spacious kitchen, sunny breakfast nook, and welcoming family room create the perfect backdrop for everyday living. Upstairs, the primary suite is a true escape, highlighted by a newly renovated spa-inspired 5-piece ensuite with a freestanding soaker tub, glass-enclosed walk-in shower, double vanity, and refined designer finishes. Three additional bedrooms and a beautifully updated 4-piece bathroom complete the upper level. The fully finished basement adds over 1,230 sq. ft. of versatile living space, featuring a massive recreation room ideal for movie nights and gatherings, plus a private fifth bedroom with its own ensuite for guests or extended family. Outside, enjoy a professionally landscaped private courtyard with mature plantings and a gas BBQ hookup, underground sprinkler for your convenience, along with an oversized double attached garage. Just steps from Griffith Woods Park, the Elbow River Environmental Reserve, winding pathways, parks, playgrounds, and nearby golf, this home offers an exceptional lifestyle in one of

Calgary's most sought-after communities. This is a rare opportunity to own a beautifully upgraded home in Discovery Ridge. Book your showing today.