

**49 Discovery Ridge Heights SW
Calgary, Alberta**

MLS # A2242925



\$1,175,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,380 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Low Maintenance Landscape,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: shed, hot tub

Welcome to 49 Discovery Ridge Heights – Where Pride of Ownership Meets Unmatched Location. Nestled on a quiet, tree-lined street in one of Calgary’s most desirable communities, this original-owner Homes by Avi custom-built home offers timeless elegance and thoughtful upgrades throughout. With four bedrooms, three and a half bathrooms, and over 3,000 sq ft of developed living space, this home is the perfect blend of luxury, comfort, and function. From the moment you arrive, the impeccable landscaping and stunning curb appeal (10/10!) set the tone. Step inside to be greeted by imported Roman Travertine tile flooring and a warm, inviting layout. A front den with a double-sided fireplace makes the ideal home office, reading room, or quiet retreat. The open-concept main floor is perfect for entertaining, featuring a spacious living room and a chef’s kitchen complete with upgraded granite countertops, stainless steel appliances, center island with butcher block, and generous cabinetry. Picture hosting holiday dinners with ease and elegance. The sunlit breakfast nook overlooks your expansive backyard, ideal for morning coffee or casual family meals. Upstairs, you'll find three large bedrooms, including a primary retreat with his-and-hers closets and a spa-inspired 5-piece ensuite. The bonus room, currently used as a learning center, makes a perfect playroom or second office. The fully finished basement offers even more living space with a fourth bedroom, full 3-piece bathroom, media room, and cold storage. Step outside to your incredible backyard oasis featuring a wrap-around deck, private hot tub, and ample space for dining, lounging, and play. Enjoy summer nights under the stars or stroll down to the Elbow River via Discovery Ridge’s extensive pathway system—just steps from your front door. Located

minutes from Stoney Trail, this home offers quick access to all of Calgary's top amenities while maintaining the peace and serenity of nature at your doorstep. Don't miss this rare opportunity—book your private viewing today!