

**461 Discovery Ridge Boulevard SW  
Calgary, Alberta**

**MLS # A2276202**



# \$1,199,900

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,623 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot, T		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** NA

Welcome to this stunning family home nestled in the highly sought-after community of Discovery Ridge SW. From the moment you step inside, you'll be impressed by the soaring ceilings, new flooring, and bright, spacious front entry with a generous closet. The thoughtfully designed main floor offers a large flex room—perfect for a formal dining area or a home office—along with an exceptional mudroom off the garage featuring main-floor laundry and a built-in folding table for everyday convenience. The heart of the home is the beautifully appointed kitchen, showcasing an oversized island, mosaic tile backsplash, granite countertops, full-height cabinetry, pot lighting, and stainless steel appliances including a gas cooktop, built-in wall oven, and microwave. The adjacent dining area comfortably accommodates family gatherings and entertaining, with direct access to the walkout deck—ideal for indoor-outdoor living. The spacious living room is warm and inviting, anchored by a striking stone feature fireplace and seamlessly open to the kitchen and dining areas. Upstairs, the primary retreat offers a large bedroom, walk-in closet, and a luxurious ensuite complete with dual vanities, a deep soaker tub, walk-in shower, and private water closet. Two additional generously sized bedrooms provide ample space for growing families, along with a full family bathroom. Completing the upper level is a cozy sitting area with a second gas fireplace and an additional front bonus room—perfect for movie nights or a quiet reading space. The fully finished walkout basement extends the living space with a large bedroom, full bathroom, expansive recreation room featuring a third gas fireplace, and a private flex area ideal for a home gym or hobby room. Step outside to a functional and family-friendly backyard with a lower patio and plenty of room for a trampoline and

play space&mdash;without sacrificing comfort or usability. Located in a vibrant community known for its scenic walking paths, playgrounds, local amenities, and incredible neighbours, this home truly offers the perfect blend of space, comfort, and lifestyle. A wonderful opportunity for any family to call Discovery Ridge home.