

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

MLS # A2278675

\$1,189,900



Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,293 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Fireplace(s), Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Skylight(s), Smart Home		
Inclusions:	N/A		

Welcome to this beautiful family home in the sought-after community of Discovery Ridge! Offering nearly 2,300 sq ft of thoughtfully designed living space, this 5-bedroom, 3.5-bathroom home features a fully finished walk-out basement and backs directly onto peaceful green space, providing privacy and scenic views year-round. The main floor boasts an open-concept layout filled with natural light, perfect for both everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, while large windows frame the serene backdrop. Upstairs, you'll find generously sized bedrooms, including a spacious primary retreat with ensuite and walk-in closet. The fully finished walk-out basement adds valuable living space, ideal for a recreation room, home office, or guest suite. Enjoy effortless access to nature with just a one-minute walk to the west entrance of Griffith Woods Park, while remaining moments from schools, shopping, transit, and quick access to downtown Calgary. Tucked near the end of a quiet boulevard and close to a cul-de-sac, this home offers exceptional privacy and tranquility. A rare opportunity to own a walk-out residence backing onto green space in one of Calgary's most sought-after west-end communities.