

10 Discovery Ridge Way SW  
Calgary, Alberta

MLS # A2278770



**\$1,375,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,948 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Environmental Reserve, Greenbelt, Irregular Lot, Lan		

<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>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Central Vacuum, Double Vanity, French Door, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)

**Inclusions:** Pool Table and Accessories

Welcome to this exceptional executive residence nestled in the prestigious enclave of Discovery Ridge, backing onto Calgary's treasured natural reserve. Surrounded by mature trees, scenic pathways, and just moments from Griffith Woods Park and the Elbow River, this is a home that offers rare privacy, refined design, and an elevated lifestyle. With more than 2,900 sq. ft. of above-grade living space and a fully finished lower level, this beautiful home welcomes you with a sense of openness and grandeur. The impressive living room offers soaring two-storey ceilings and expansive windows overlooking the forest, creating a bright, airy space filled with natural beauty. The heart of the home is the gourmet kitchen, featuring generous cabinetry, expansive prep space, a walk-in pantry, and an inviting breakfast nook overlooking the trees — perfect for everyday living and entertaining alike. A main-floor office, elegant formal dining area, and a functional mudroom with laundry and direct garage access complete the thoughtfully designed main level. Upstairs, the private retreat continues with a spacious primary bedroom offering a luxurious 5-piece ensuite and walk-in closet. Two additional bedrooms, a full bath, a cozy family lounge, and a bright sunroom overlooking the open-to-below living space provide comfort and versatility for growing families or guests. The finished basement adds incredible flexibility with a massive recreation area, additional lounge space, a full 3-piece bathroom, and ample storage — ideal for a home theatre, gym, or games room. Step outside to a serene, tree-lined backyard where nature becomes part of your everyday living. Whether enjoying morning coffee or evening gatherings, the peaceful setting offers unmatched privacy in one of Calgary's most coveted west-side communities. Located minutes from

West Hills Shopping Centre, top-rated schools, downtown access, and extensive trail systems, this is luxury living without compromise. Homes of this caliber in Discovery Ridge are rarely available &mdash; this is a true retreat in the city. Book your viewing today!