

225 Discovery Ridge Way SW  
Calgary, Alberta

MLS # A2278862



**\$1,395,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,767 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Many Trees, Under		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s)

**Inclusions:** Refrigerator in the Butler's Pantry, Shelving & Tire Racks in the Garage,

\*\*\*\* OPEN HOUSE SATURDAY & SUNDAY JANUARY 17th & 18th 1:00-4:00 PM \*\*\*\* Commanding presence meets refined design in this remarkable renovated Discovery Ridge residence. Framed by a wrap-around front deck, the home is set within a beautifully landscaped yard featuring three elevated patios on different levels, creating a seamless flow between indoor and outdoor living. Inside, the architecture shines through clean lines, soaring light, and thoughtfully curated finishes, custom fabricated cabinetry, quartz surfaces, and rich engineered hardwood throughout the main floor. The designer kitchen is anchored by KitchenAid commercial-grade appliances and a sophisticated butler's pantry with built-in microwave and second refrigerator, ideal for both grand entertaining and everyday luxury. The upper level has a bright, open bonus room, two spacious secondary bedrooms, and a showpiece primary suite with a sun-drenched sitting area, spa-inspired 5 piece ensuite with dual vanities and an oversized walk-in closet. The lower level is flooded with natural light from full sunshine windows, offering a large recreation space, a fourth bedroom, full bathroom and exceptional storage. The heated 220V garage completes the home perfectly balancing refined style with everyday performance. A meticulously designed home in one of Calgary's most prestigious communities.