

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

**MLS # A2281361**



# \$1,348,000

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,910 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<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>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	TV Mounts		

Experience the perfect balance of secluded nature and sophisticated city living in this stunning Discovery Ridge sanctuary. Backing directly onto the tranquil expanse of Griffith Woods, this exquisite walkout bungalow has been masterfully updated to blend timeless elegance with modern luxury. As you enter, the home reveals itself through soaring ceilings, rich millwork, and warm hardwood floors that draw your eye toward the forest views beyond. The living room, anchored by a stately fireplace, offers a front-row seat to the changing seasons, ensuring total privacy and peace. The heart of the home is a gourmet kitchen featuring granite counters, a large central island, and a sun-drenched breakfast nook perfect for morning coffee. A formal dining area and a bright main-floor office with classic bay windows provide dedicated spaces for both connection and focus. The primary retreat completes the main level, offering a serene escape with forest views, a custom walk-in closet, and a spa-inspired ensuite. The lower walkout level is designed for both relaxation and versatility, featuring nine-foot ceilings and the cozy luxury of in-floor heating. This expansive space includes a massive family room and a private home theatre, creating the ultimate hub for entertainment. For guests or multi-generational living, a full second kitchen—complete with an oven, dishwasher, and refrigerator—provides a completely self-contained living experience. Two additional generous bedrooms and a flexible exercise room ensure there is ample space for every need. The home's technical updates are equally impressive, including a new high-grade Vacuflo system, a garage equipped with a custom storage platform for additional appliances, and permanent Gemstone lighting that provides a sophisticated glow to the exterior year-round. Step outside into

your private backyard, where mature trees create a natural cathedral of greenery. A discreet gate offers you personal access to the winding pathways of Griffith Woods, inviting you to explore miles of hiking and biking trails right from your doorstep. Discovery Ridge remains one of Calgary's most coveted hidden gems, acting as a quiet haven while remaining only minutes from the city's top amenities and transit routes. More than just a residence, this property represents a lifestyle of quiet luxury and natural beauty—a true retreat for those who value privacy without compromise.