

\$1,398,000 - 134 Discovery Ridge Boulevard Sw, Calgary

MLS® #A2258271

\$1,398,000

3 Bedroom, 3.00 Bathroom, 1,910 sqft
Single Family on 0.13 Acres

Discovery Ridge, Calgary, Alberta

****Open House on Saturday, October 25, from 1-3 pm**** Banff in the city! this is how life feels in Discovery Ridge. Tucked along the quiet beauty of Griffith Woods, this exquisite walkout bungalow is a rare find—timeless in its elegance, yet carefully updated with thoughtful, modern touches. From the moment you step inside, the home greets you with soaring ceilings, rich millwork, and warm hardwood that together create a sense of refined luxury. The living room, anchored by a beautiful fireplace, looks out through expansive windows to the forest beyond—a daily reminder that here, peace and privacy are yours. The gourmet kitchen is as inviting as it is functional, with a large island, granite counters, and a bright breakfast nook that catches the morning sun. Just beyond, a formal dining space welcomes gatherings, while a charming main floor office framed by bay windows offers an inspiring place to work. The primary suite completes the main level, its serene outlook onto the trees paired with a luxurious ensuite and custom walk-in closet, making it the perfect retreat. Downstairs, the walkout level extends the living experience with 9'™ ceilings, cozy in-floor heat, and a sense of comfort that invites you to linger. A spacious family room flows naturally into a private theatre, with a massive entertainment space. For family or guests, a full second kitchen—complete with oven, dishwasher,



refrigerator”offers self-contained convenience. Two generous bedrooms and a large exercise bonus room ensure plenty of space for everyone.This home is as practical as it is beautiful. A new high-grade Vacuflow system has just been added and the garage includes a custom platform for an extra fridge or freezer. Outside, the home is elevated by Gemstone lighting that sparkles year-round, casting a warm glow over evenings spent on the private deck or lower patio. The backyard feels like a retreat, with mature trees creating a natural screen. Through a discreet gate, your own private trail connects you directly to the endless pathways of Griffith Woods”a haven for biking, walking, and quiet reflection.Discovery Ridge is one of Calgary’s most treasured communities: secluded, peaceful, and embraced by nature, yet only minutes to the city’s best amenities. This is more than a home”it is a sanctuary, a gathering place, and a lifestyle, all in one. (id:6289)

Built in 2003

Essential Information

Listing #	A2258271
Price	\$1,398,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,910
Acres	0.13
Year Built	2003
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	134 Discovery Ridge Boulevard Sw
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Subdivision	Discovery Ridge
City	Calgary
Province	Alberta
Postal Code	T3H4Y2

Amenities

Amenities	Park, Playground, Shopping, Other
Features	Treed, Other, Wet bar, No neighbours behind, Closet Organizers, No Animal Home, No Smoking Home, Level, Gas BBQ Hookup
Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave, Window Coverings, Garage door opener
Heating	Natural gas Central heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped, Lawn, Underground sprinkler
Foundation	Poured Concrete

Listing Details

Listing Office	TREC The Real Estate Company
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Listing information last updated on November 5th, 2025 at 1:02pm CST