

\$1,125,000 - 209 Discovery Ridge Way Sw, Calgary

MLS® #A2262553

\$1,125,000

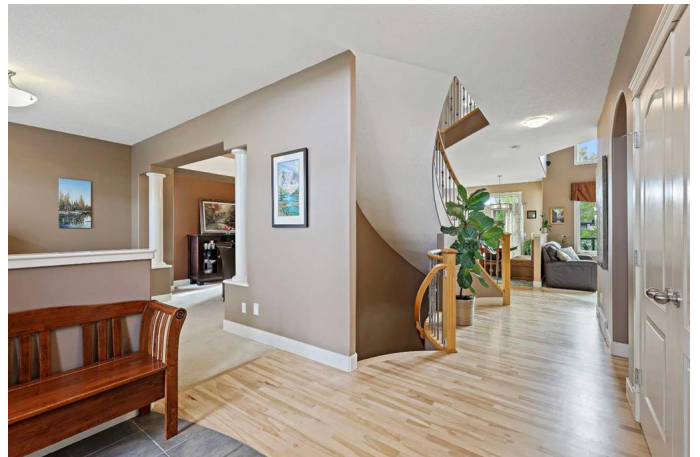
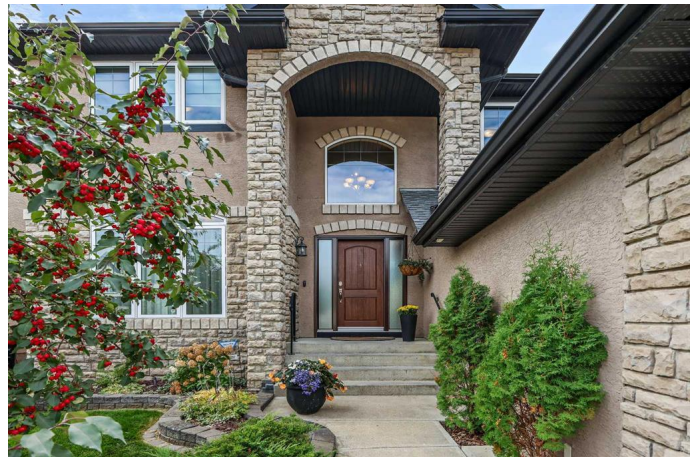
5 Bedroom, 4.00 Bathroom, 2,388 sqft

Residential on 0.15 Acres

Discovery Ridge, Calgary, Alberta

*** OPEN HOUSE Oct 11, 2025 2-4PM ***

This beautifully cared-for, 5-bedroom, 3, 1/2 bathroom home is the perfect fit for a growing family looking for comfort, space, and a peaceful community surrounded by nature. Lovingly maintained by the original owners, the home welcomes you with a bright and spacious front entry, leading into a cozy family room and formal dining area – an ideal setup for family dinners and special celebrations. Gorgeous hardwood floors carry through the main level into a warm and functional kitchen, complete with a large island, plenty of storage, an induction range, and stainless steel appliances. A picture window over the sink allows you to keep an eye on the backyard while the kids play. The kitchen flows into the great room, where soaring 18-foot ceilings, a gas fireplace, and built-in shelving create a bright and inviting gathering space. Step out from the breakfast nook onto the sunny deck with a gas line for BBQs – perfect for weekend cookouts and evening relaxation. Upstairs, the primary suite is a peaceful retreat with room to unwind, featuring a charming window bench and a spa-like 5-piece ensuite with a jetted soaker tub. Two additional bedrooms on this level offer plenty of space for kids, guests, or a nursery. The walk-out basement with infloor heating is made for family fun, with a large recreation room and wet bar for movie nights, a dedicated home office with built-ins, two more bedrooms, and a full bathroom – ideal for teens or visiting



relatives. Outside, the SW backyard is low-maintenance and backs onto a beautiful pathway, perfect for family bike rides and nature walks. Nestled in the heart of Discovery Ridge, this home offers the serenity of nature just steps from your door, with wildlife sightings and scenic trails that make every day feel like an escape. This is more than a home â€” it's the foundation for your family's next chapter. Additional features: Hot water tank 2022, 30yr warranty on Shingles (2015).

Built in 2002

Essential Information

MLS® #	A2262553
Price	\$1,125,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,388
Acres	0.15
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	209 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5G2

Amenities

Amenities	Other
Parking Spaces	4

Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Wet Bar
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Misting System
Lot Description	Low Maintenance Landscape, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	6
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.