

# \$1,265,888 - 14 Discovery Ridge Way Sw, Calgary

MLS® #A2213896

**\$1,265,888**

4 Bedroom, 4.00 Bathroom, 2,662 sqft

Residential on 0.15 Acres

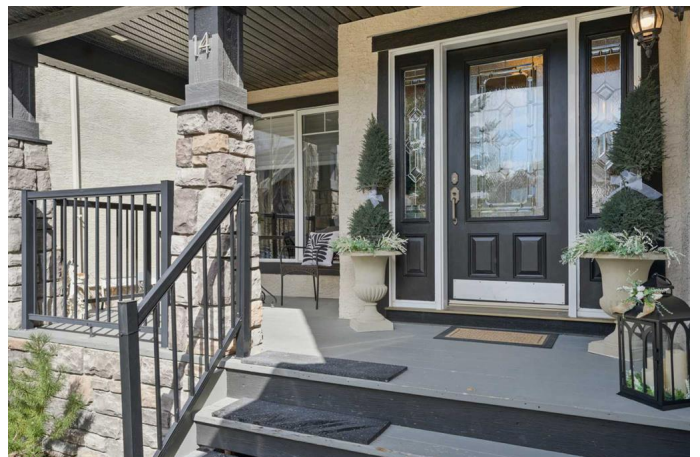
Discovery Ridge, Calgary, Alberta

Welcome to 14 Discovery Ridge Way SW, where elegance meets nature in one of Calgary's most coveted communities. This beautifully appointed home boasts over 3904 sq ft total livable space and backs directly onto a lush, private ravine, offering unparalleled serenity and views. Step inside to soaring ceilings, rich hardwood floors, and an open, airy layout designed for both everyday living and upscale entertaining. The oversized double garage adds extra convenience and storage, while the fully treed backyard provides a peaceful retreat. Nestled in prestigious Discovery Ridge, you're just steps from Griffith Woods and a network of community pathways and parks. You'll be surrounded by nature as the surrounding area is protected with top-rated schools, shopping, and easy access to downtown. This is luxury living with nature at your doorstep a rare and remarkable find.

Built in 2006

## Essential Information

MLS® #	A2213896
Price	\$1,265,888
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,662



Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	14 Discovery Ridge Way Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H7

### **Amenities**

Amenities	Park, Playground, Recreation Facilities
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Ceiling Fan(s), High Ceilings
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garburator, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped, No Neighbours Behind, Private, Garden, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      April 29th, 2025  
Zoning                              R-G  
HOA Fees                         304  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    CIR Realty

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