

# \$1,199,000 - 242 Discovery Ridge Bay Sw, Calgary

MLS® #A2230510

**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,506 sqft

Residential on 0.13 Acres

Discovery Ridge, Calgary, Alberta

Welcome to your dream home in coveted Discovery Ridge—a nature-rich, west Calgary gem tucked along the Elbow River and bordered by the stunning Griffith Woods Park.

Impeccably maintained and move-in ready, this residence offers over 3,600 sq ft of beautifully finished living space, with a fully developed walkout basement and a sun-drenched, west-facing backyard.

From the moment you step inside, the home shines with natural light, crisp white millwork, marble accents, and gleaming hardwood floors that flow across the main and upper levels.

The open-concept main floor features a formal dining room, private home office/den, and a welcoming great room that brings together an island kitchen, breakfast nook, and cozy family room. The chef-inspired kitchen features white cabinetry, granite countertops, a marble backsplash, and new stainless steel appliances. The adjacent nook, with its marble flooring, opens onto a spacious deck with a glass railing—perfect for morning coffee or evening sunsets.

Upstairs, you'll find three spacious bedrooms and a vaulted bonus room, complete with a built-in desk, media unit, and a second gas fireplace. The primary suite offers a walk-in closet and a spa-like 5-piece en-suite with dual sinks, soaker tub, and separate shower.

The walkout basement is thoughtfully developed with a fourth bedroom, 3-piece bathroom, and expansive living areas—ideal for a nanny, guests, or extended family. A flex



space offers the perfect spot for a home gym or potential fifth bedroom, and the kitchenette/wet bar adds convenience for multi-generational living or entertaining. Outside, enjoy your private west backyard oasis, complete with an upper deck with glass railings, stairs leading to the stone patio and a lush, landscaped yard. A new roof (2020) adds peace of mind. Tucked away on the city's Western edge, Discovery Ridge is known for its serene environment, luxury homes, and proximity to nature, offering an unparalleled lifestyle. With Griffith Woods Park at your doorstep, enjoy walking trails, wildlife, and a true escape from the cityâ€™ while still being only minutes to the city core and top amenities. Here it is, a family home that truly has it all - welcome home!

Built in 2005

### **Essential Information**

MLS® #	A2230510
Price	\$1,199,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,506
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	242 Discovery Ridge Bay Sw
Subdivision	Discovery Ridge
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3H 5T7

### **Amenities**

Amenities	Park, Playground, Racquet Courts, Recreation Facilities
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
Heating	Forced Air, Heat Pump
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Lawn, Treed, Garden
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 12th, 2025
Days on Market	47
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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