

# \$1,365,000 - 110 Discovery Ridge Boulevard Sw, Calgary

---

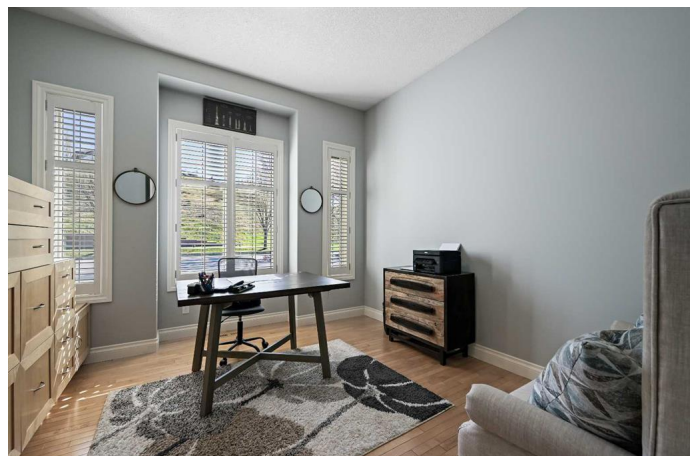
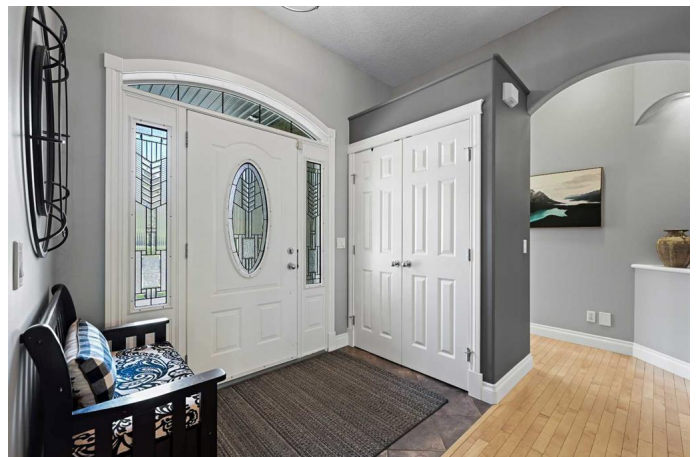
MLS® #A2219183

**\$1,365,000**

4 Bedroom, 4.00 Bathroom, 1,990 sqft  
Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Welcome to this beautifully crafted detached walkout bungalow in the prestigious community of Discovery Ridge, ideally positioned on the main road of the neighbourhood and backing directly onto pristine green space and the natural beauty of Griffith Woods. Offering over 3,900 square feet of total living space between the main level and walkout basement, this home perfectly blends comfort, style, and a one-of-a-kind setting. Featuring 4 generously sized bedrooms and 3 and a half thoughtfully appointed bathrooms, this home offers flexibility and room to grow. The private primary suite is a peaceful retreat with treetop views, while a dedicated home office ensures a quiet, productive space for remote work or creative pursuits. The bright and open main floor is filled with natural light from oversized windows that frame your forest backdrop. Flowing seamlessly from the living room to the kitchen and dining areas, it's ideal for both entertaining and day-to-day living. Downstairs, the fully developed walkout basement adds even more functionality with a large media room perfect for family movie nights or hosting guests. Step outside to your private backyard oasis, where Griffith Woods offers endless opportunities to explore and unwind. A double oversized insulated garage adds to the convenience, providing ample room for vehicles, bikes, and extra storage. This is a



rare chance to own a home that feels like a retreat, all within one of Calgary’s most sought-after communities.

Built in 2002

**Essential Information**

MLS® #	A2219183
Price	\$1,365,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,990
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	110 Discovery Ridge Boulevard Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Y2

**Amenities**

Amenities	Other
Parking Spaces	5
Parking	Double Garage Attached, Driveway, Garage Door Opener, Insulated, Oversized, Covered
# of Garages	2

**Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,
-------------------	---

Appliances	Soaking Tub, Sump Pump(s), Walk-In Closet(s), Bidet, Skylight(s) Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas Log
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Dog Run, Garden, Lighting, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Dog Run Fenced In, Garden, Landscaped, Lawn, Many Trees, Native Plants, Private, Wooded
Roof	Asphalt Shingle
Construction	Concrete, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	23
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

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.