

# \$1,238,800 - 28 Discovery Ridge Rise Sw, Calgary

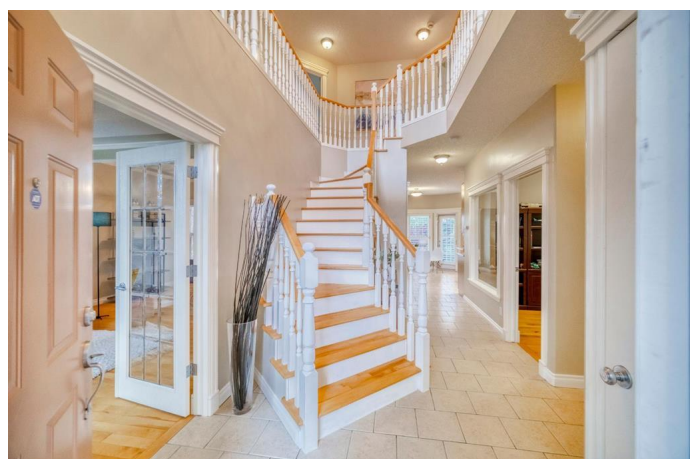
MLS® #A2223741

**\$1,238,800**

4 Bedroom, 4.00 Bathroom, 2,434 sqft  
Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

**\*\*OPEN HOUSE: SAT & SUN 1-4 PM, MAY 24&25,2025\*\*** Welcome to one of the finest homes in Discovery Ridge, nestled in a quiet cul-de-sac with stunning mountain views and backing onto a serene linear greenbelt & pathway. This beautifully maintained 2-storey walkout offers nearly 3,400 sq ft of luxurious living space and blends elegance with comfort in every detail. Step inside to a grand vaulted entry with a sweeping staircase and 9' ceilings throughout the main floor. The thoughtful layout features a sunlit home office, formal dining and living rooms, and a warm family room with custom built-ins and a wood-burning fireplace. The gourmet kitchen is a chef's dream with granite countertops, stainless steel appliances, corner pantry, and a spacious dining nook that opens to a large composite deck with glass railing – the perfect spot to soak in the sun and enjoy tranquil views. Upstairs you'll find a bright bonus room/loft, upper-level laundry, two large bedrooms, and a gorgeous primary suite with a walk-in closet, luxurious ensuite with soaker tub, and scenic mountain views. The fully finished walkout basement features a large recreation room with a second gas fireplace, 4th bedroom, full bathroom, and ample storage – easily convertible to a 5th bedroom if desired. Additional highlights: Central A/C, on-demand hot water, California shutters, beautiful landscaping, and a massive oversized garage. Just steps from parks and playgrounds, this home offers exceptional



value, location, and charm. Don't miss your chance to own this Discovery Ridge masterpiece – it truly shows 12/10!

Built in 2001

### Essential Information

MLS® #	A2223741
Price	\$1,238,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,434
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	28 Discovery Ridge Rise Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4R2

### Amenities

Amenities	Park
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Recreation Room, Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

## **Exterior**

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Many Trees, Private, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	May 23rd, 2025
Days on Market	10
Zoning	R-1
HOA Fees	325
HOA Fees Freq.	ANN

## **Listing Details**

Listing Office	Homecare Realty Ltd.
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