



## 242 Discovery Ridge Bay Calgary Alberta

\$1,265,000

OPEN HOUSE Sat June 21, 2:00-4:00. 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 Rid...

4pc Bathroom 8.50 Ft x 4.92 Ft

5pc Bathroom 9.67 Ft x 11.17 Ft

Bedroom 10.17 Ft x 11.42 Ft

Bedroom 10.17 Ft x 14.25 Ft

Family room 14.00 Ft x 16.50 Ft

Primary Bedroom 14.83 Ft x 14.50 Ft

Other 8.92 Ft x 12.92 Ft

Other 9.92 Ft x 7.83 Ft

Recreational, Games room 23.42 Ft x 15.17 Ft

Storage 21.67 Ft x 9.08 Ft

2pc Bathroom 4.92 Ft x 5.00 Ft

Breakfast 10.00 Ft x 8.00 Ft

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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|--------------|---------------------|--------------|---------------------|
| Other        | 4.92 Ft x 9.42 Ft   | Dining room  | 11.75 Ft x 10.08 Ft |
| 3pc Bathroom | 7.42 Ft x 7.50 Ft   | Kitchen      | 14.50 Ft x 16.08 Ft |
| Other        | 13.75 Ft x 14.08 Ft | Laundry room | 10.67 Ft x 8.58 Ft  |
| Bedroom      | 13.17 Ft x 14.08 Ft |              |                     |