



## 327 Discovery Place Calgary Alberta

\$1,035,000

A rare offering in the heart of Discovery Ridge, tucked away on a cul-de-sac, just steps from the trails of Griffith Woods Park. This beautifully maintained two-storey walkout features a fully legal basement suite and over 3,400 sq.ft. of thoughtfully designed living space -- perfect for families, multi-generational living, or generating rental income. The main floor showcases a dramatic 18-ft vaulted foyer, warm hardwood floors, and an open-concept layout ideal for both everyday life and entertaining. The kitchen was renovated in 2024, reimagined with sleek quartz countertops and a more open, highly functional layout. Adjacent to the bright dining nook is a west-facing deck with a new covered pergola -- the perfect place to unwind with sunset views and fresh air. Upstairs, the expansive primary suite offers vaulted ceilings, a private sitting/flex area, dual walk-in closets, and a spa-inspired 5-piece ensuite with oversized tiled shower, dual vanities, and a dedicated makeup counter. Two more generously sized bedrooms and a 4-piece bath complete the upper level. The walkout lower level is a true differentiator -- a fully self-contained legal 2-bedroom suite with a separate address (327B Discovery Place SW), a renovated kitchen, living area, full bathroom, and private entrance -- ideal for extended family, live-in nanny, or consistent rental income. Few homes in the area offer this level of flexibility and value. Additional upgrades include: new furnace (2020), central A/C, LED lighting, new washer & dryer, and an EV charger in the double attached garage. Living in Discovery Ridge means more than just a home -- it's a lifestyle. Surrounded by the natural beauty of Griffith Woods and the Elbow River, this community offers endless outdoor recreation, top-rated schools, tennis and pickleball courts, and quick access to Stoney Trail and Glenmore. Whether you're enjoying a p...

Bedroom 12.00 Ft x 14.58 Ft

Bedroom 10.83 Ft x 11.17 Ft

4pc Bathroom 9.92 Ft x 5.92 Ft

Family room 21.67 Ft x 13.50 Ft

Other 9.67 Ft x 10.92 Ft

Laundry room 13.83 Ft x 12.50 Ft

2pc Bathroom 6.00 Ft x 5.00 Ft

Laundry room 5.25 Ft x 6.00 Ft

Office 11.00 Ft x 16.17 Ft

Primary Bedroom 16.00 Ft x 12.75 Ft

5pc Bathroom 12.33 Ft x 10.75 Ft

Bedroom 10.50 Ft x 11.42 Ft

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Listing Presented By:



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Greater Property Group



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Living room19.08 Ft x 14.08 Ft

Dining room13.08 Ft x 10.92 Ft

Kitchen14.75 Ft x 13.08 Ft

4pc Bathroom8.00 Ft x 4.92 Ft

Bedroom10.00 Ft x 10.08 Ft