



# 22 Discovery Ridge Green Calgary Alberta

\$1,150,000

Welcome to 22 Discovery Ridge Green SW: a coveted location nestled on one of the most desirable streets in tranquil Discovery Ridge! This quiet cul de sac location is a short walk from Griffith Woods Park, a sprawling 230 acre wooded sanctuary with scenic walking trails along the Elbow River. Enjoy the convenience of being just a short stroll from the community sports area, featuring a soccer field, hockey rink, and tennis courts, as well as the vibrant Cornerstone Shopping Centre. This stunning home boasts over 3400 ft<sup>2</sup> total living space on a beautifully landscaped 6,167 square foot lot. The home features 5 spacious bedrooms and 3.5 baths. The charming main floor showcases an open and inviting layout, highlighted by an upgraded kitchen complete with granite countertops, stainless steel appliances, and a central island with breakfast bar. The kitchen overlooks the dining room and living room, which features impressive 18 foot ceilings, a cozy gas fireplace flanked by built in shelves, and ceiling height windows that bathe the space with natural light. Step through the back door to your private, fully landscaped rear yard onto a deck perfect for outdoor entertaining. Main floor den is great for those needing a home office. Upstairs you'll find 3 generously sized bedrooms, including the luxurious primary suite, which offers a 5 piece ensuite bathroom and a walk in closet. The fully developed basement provides additional living space with 2 spacious bedrooms, a full 4 piece bath, and a large recreation/games/fitness room with oversized windows. Recent upgrades include new shingles (2020), added air conditioning (2020), and new furnace (2023). The property also features underground sprinklers in both the front and back yards. The current owners will fondly remember the fantastic neighbours and the annual block parties celebrated on this friendly cul de sac. Discovery...

4pc Bathroom 8.83 Ft x 4.92 Ft

Bedroom 10.25 Ft x 11.83 Ft

Bedroom 16.00 Ft x 12.42 Ft

Recreational, Games room 26.00 Ft x 16.42 Ft

Furnace 18.58 Ft x 14.67 Ft

Breakfast 11.92 Ft x 13.25 Ft

Laundry room 4.83 Ft x 14.50 Ft

Living room 15.17 Ft x 17.50 Ft

Office 10.83 Ft x 10.08 Ft

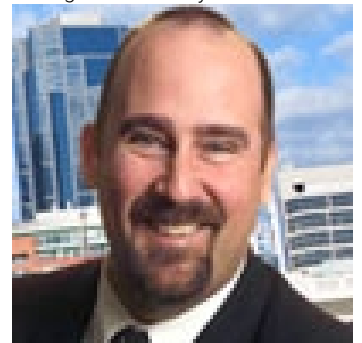
2pc Bathroom 4.83 Ft x 4.92 Ft

5pc Bathroom 6.75 Ft x 11.50 Ft

5pc Bathroom 10.58 Ft x 15.83 Ft

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Listing Presented By:



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Dining room 11.75 Ft x 11.92 Ft

Foyer 9.75 Ft x 5.42 Ft

Kitchen 11.92 Ft x 12.67 Ft

Primary Bedroom 14.00 Ft x 17.83 Ft

Bedroom 11.58 Ft x 13.08 Ft

Bedroom 12.33 Ft x 12.17 Ft