

\$1,599,000 - 232 Discovery Drive Sw, Calgary

MLS® #A2270308

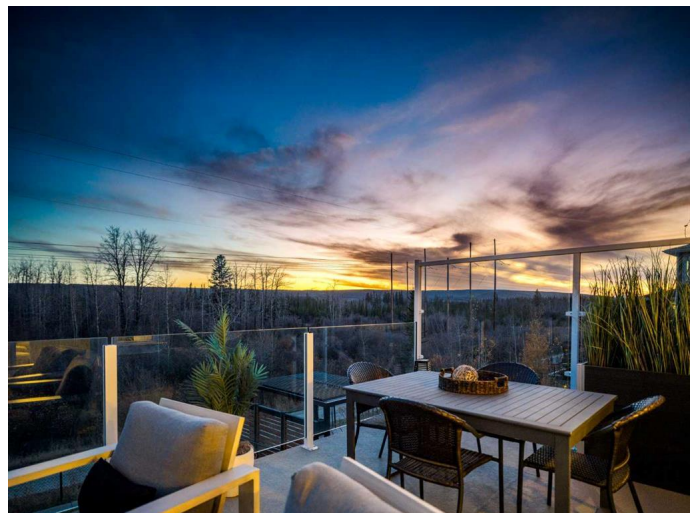
\$1,599,000

4 Bedroom, 3.00 Bathroom, 1,649 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

Designed without compromise & backing onto a protected reserve, this rare & beautifully upgraded 4-bedroom walk-out bungalow brings together timeless design & a quiet connection to nature. Located in the newest area of Discovery Ridge on a quiet & exclusive cul-de-sac, this home offers sweeping views of treed hillsides from the moment you walk in the front door. With 2 bedrooms on the main level & over 2,400 square feet of finished living space, all thoughtfully considered, offering warmth & effortless livability. Soaring 10-foot ceilings on the main level paired with light hardwood flooring creates openness throughout. A well-appointed kitchen anchors the home with quartz countertops, an oversized island, stainless steel appliances featuring a 5-burner gas cooktop, & a dedicated pantry for everyday function. Flowing effortlessly between the dining and living space, the layout frames peaceful forest views that shift beautifully with the light and seasons. The main living area profiles beamed ceilings and a warm fireplace adding depth & character. Walk out to your south facing wrap-around deck that extends the living space to the outdoors offering mountain glimpses. Glass panel railings keep the views open, while a retractable motorized awning provides shade. Around the corner is a BBQ space w/separate side entrance connecting to your dining area. Settle into the primary suite, with oversized windows drawing in the forest views. This quiet retreat offers a sense of



privacy between the bedroom & ensuite, with dual waterfall quartz vanities, a freestanding soaker tub, separate spacious shower, & a custom walk-in closet by California Closets. A second bedroom currently being used as an office is unusual in a typical bungalow design and offers easy access to a 4-piece bathroom creating an ideal setup for a young family or an aging parent. Daily living is enhanced by the laundry room on the main floor that includes a sink, linen closet, drying space, & window. A well-planned mudroom, designed for seasonal storage & everyday life, leads through to the double attached garage finished with epoxy flooring, high ceilings, & functional high-gloss cabinetry. The walk-out lower level continues the home’s warmth & impeccable design with a custom fireplace feature & linear insert, installed in 2024, creating an inviting & elegant space. Finished with a wood mantle & tailored tile surround, this feature organically blends the lower level to the covered outdoor patio & large South-facing backyard. With its 9-foot ceilings, this level also offers two generous bedrooms and a 4-piece bathroom, as well as games or seating area. This space works well for a growing family & guests while the oversized storage/mechanical room can be customized to your personal needs. Enjoy walking paths behind the home that lead to Griffith Woods, & proximity to all the amenities in Westhills. Central A/C, nearly \$100K in thoughtful upgrades and exclusive location define this exceptional home.

Built in 2020

Essential Information

MLS® #	A2270308
Price	\$1,599,000
Bedrooms	4

Bathrooms	3.00
Full Baths	3
Square Footage	1,649
Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	232 Discovery Drive Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6A2

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated, Front Drive
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tankless Hot Water, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Convection Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Humidifier
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Decorative, Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement Full

Exterior

Exterior Features Balcony, BBQ gas line, Private Yard, Awning(s)
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Low
Maintenance Landscape, Many Trees, Environmental Reserve, Wooded
Roof Asphalt Shingle
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 12th, 2025
Days on Market 6
Zoning R-G
HOA Fees 315
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.