

# \$1,199,000 - 242 Discovery Ridge Bay Sw, Calgary

MLS® #A2230510

**\$1,199,000**

4 Bedroom, 4.00 Bathroom, 2,506 sqft

Residential on 0.13 Acres

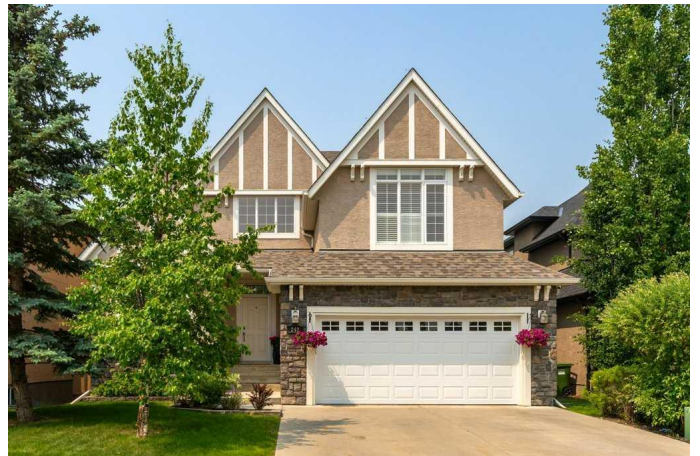
Discovery Ridge, Calgary, Alberta

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 Ridge is known for its serene environment, luxury homes, and proximity to nature, offering an unparalleled lifestyle. With Griffith Woods Park at your doorstep, enjoy walking trails, wildlife, and a true escape from the cityâ€”while still being only minutes to the city core and top amenities. Here it is, a family home that truly has it all - welcome home!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2230510    |
| Price          | \$1,199,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,506       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 242 Discovery Ridge Bay Sw |
| Subdivision | Discovery Ridge            |
| City        | Calgary                    |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T3H 5T7 |

### Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Park, Playground, Racquet Courts, Recreation Facilities |
| Parking Spaces | 4                                                       |
| Parking        | Double Garage Attached                                  |
| # of Garages   | 2                                                       |

### Interior

|                   |                                                                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge                                                                                                                 |
| Heating           | Forced Air, Heat Pump                                                                                                                                                                                      |
| Cooling           | Central Air                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                                                                                          |
| Fireplaces        | Gas                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                        |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                                                   |

### Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Garden, Private Yard                        |
| Lot Description   | Cul-De-Sac, Landscaped, Lawn, Treed, Garden |
| Roof              | Asphalt Shingle                             |
| Construction      | Stone, Stucco, Wood Frame                   |
| Foundation        | Poured Concrete                             |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 12th, 2025 |
| Days on Market | 44              |
| Zoning         | R-G             |
| HOA Fees       | 325             |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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