

# \$999,000 - 63 Discovery Ridge Circle Sw, Calgary

MLS® #A2245397

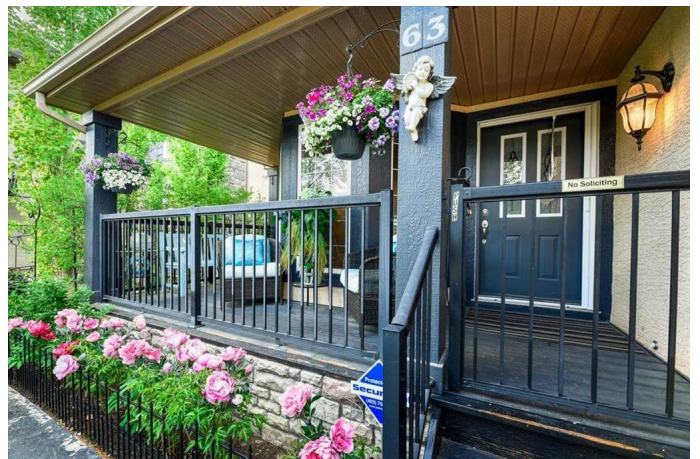
**\$999,000**

3 Bedroom, 3.00 Bathroom, 2,150 sqft

Residential on 0.12 Acres

Discovery Ridge, Calgary, Alberta

Discover luxury and tranquility in this beautiful home, ideally situated deep within Discovery Ridge on a whisper-quiet street, far from busy roads and traffic. From the welcoming front verandah to the manicured garden featuring a statement pergola, every element of this home exudes comfort, charm, and elegance. Step into the grand entrance with soaring 14-foot ceilings, setting the stage - the main floor showcases rich **HARDWOOD** and ceramic tile flooring, 9-foot ceilings, and expansive windows that flood the space with natural light. A flexible front room—perfect as a formal dining space or home office—leads into the heart of the home: a warm living room with a corner fireplace, and a chef-inspired kitchen with granite countertops, a generous centre island, stainless appliances, and custom wood cabinetry. A window over the sink offers a perfect view of the magazine-worthy backyard oasis—your private retreat. The sunny breakfast nook opens to a private deck, ideal for entertaining and complete with a BBQ gas hookup. A chic 2-piece powder room, a practical mudroom, and main-floor laundry off the oversized garage complete the level. Upstairs, a bright bonus room with vaulted ceilings provides additional living space, while three generously sized bedrooms offer flexibility and comfort. The luxurious primary suite boasts a 5-piece ensuite w/soaker tub, double sinks, and a separate shower, while a 4-piece main bath serves the secondary bedrooms. Steps to a Tot Park and direct



access to the natural wonder of Griffith Woods!  
Lovingly maintained & thoughtfully  
updatedâ€”NEW 2-stage high-efficiency  
FURNACE, NEW HOT WATER tank,  
upgraded sump pump system with dual  
backup batteries & alarm, resurfaced front  
concrete, GFCI outlets, alarm system backup,  
freshly painted deck, newer garage door,  
exterior trim painted, fireplace serviced, and a  
NEW carbon monoxide monitor addedâ€”truly  
move-in ready.

Built in 2005

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2245397    |
| Price          | \$999,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,150       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 63 Discovery Ridge Circle Sw |
| Subdivision | Discovery Ridge              |
| City        | Calgary                      |
| County      | Calgary                      |
| Province    | Alberta                      |
| Postal Code | T3H 5T8                      |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

# of Garages 2

## Interior

Interior Features High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Granite Counters

Appliances Dishwasher, Dryer, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Gas Water Heater, Range

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Mantle

Has Basement Yes

Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Garden, Private Yard, Playground

Lot Description Garden, Landscaped, Lawn, Level, Private, Rectangular Lot, Many Trees, Treed

Roof Asphalt Shingle

Construction Stucco, Stone

Foundation Poured Concrete

## Additional Information

Date Listed August 5th, 2025

Days on Market 81

Zoning R-G

## Listing Details

Listing Office RE/MAX Real Estate (Mountain View)

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.