

\$1,350,000 - 123 Discovery Ridge Bay Sw, Calgary

MLS® #A2234405

\$1,350,000

4 Bedroom, 4.00 Bathroom, 3,203 sqft

Residential on 0.17 Acres

Discovery Ridge, Calgary, Alberta

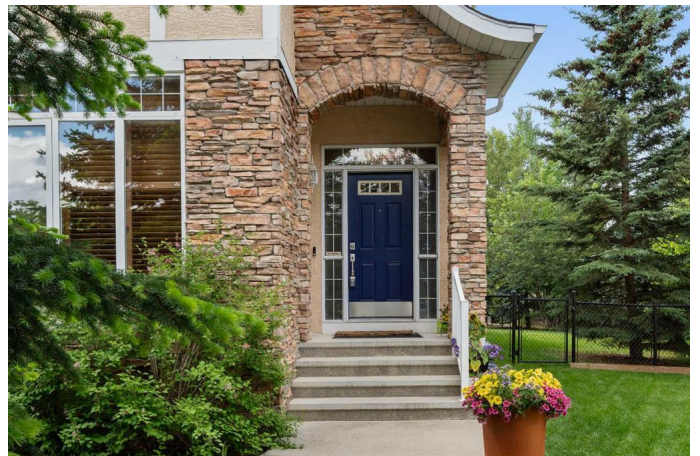
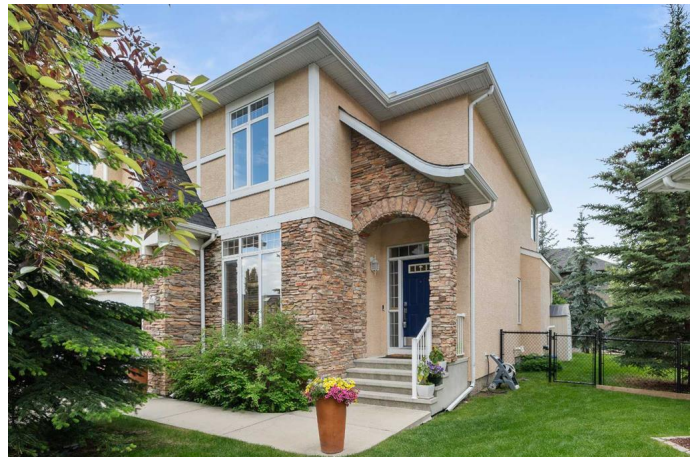
This stunning Morrison-built residence, positioned on a quiet cul-de-sac awaits. From the moment you step inside, the spacious foyer sets a warm and inviting tone—an elegant space to welcome family and guests.

Working from home is effortless with a well-proportioned main floor den, while the heart of the home opens into a grand, light-filled layout. The vaulted great room is anchored by a striking double-sided fireplace flows into the large, casual eating area—perfect for both everyday living and special occasions. A secondary space could be used as a formal dining room, or used as a more casual room to relax. The beautifully renovated kitchen is an entertainer’s dream, featuring professional-grade stainless steel appliances, a pot filler, abundant counter space, and a walk-through pantry with custom California Closets shelving.

Main floor laundry with storage and a private powder room complete the main level.

From the eating area, step outside to a serene, tree-lined backyard offering privacy and shade—ideal for outdoor dining or relaxing weekends. Composite decking leads down to a large concrete patio, perfect for entertaining under a stylish pergola.

Upstairs,



retreat to your large principal suite, complete with double walk-in closets and luxurious ensuite bath. Two additional generous bedrooms and a full bathroom round out the upper level.

The fully finished basement provides incredible flexibility with space to entertain, work out, or unwind by the fireplace in the family/flex room. A fourth bedroom and full bathroom make it ideal for guests or older children, while dedicated storage solutions throughout, including in the oversized double attached garage, keep everything organized.

Nestled beside the lush forests of Griffith Woods Park, Discovery Ridge offers a rare balance of peace and proximity. You’re a short drive to a coffee break in Bragg Creek, and the breathtaking Rocky Mountains, making weekend getaways effortless. With quick access to Calgary’s major routes and everyday amenities, this home truly offers the best of all worlds—city living surrounded by nature.

Built in 2004

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2234405 |
| Price | \$1,350,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 3,203 |
| Acres | 0.17 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |

| | |
|--------|--------|
| Status | Active |
|--------|--------|

Community Information

| | |
|-------------|----------------------------|
| Address | 123 Discovery Ridge Bay Sw |
| Subdivision | Discovery Ridge |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T3H 5T7 |

Amenities

| | |
|----------------|------------------------|
| Amenities | None |
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer, Window Coverings, Warming Drawer, Wine Refrigerator |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Gas, Basement, Great Room |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------|
| Exterior Features | Private Yard |
| Lot Description | Pie Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 27th, 2025 |
| Days on Market | 1 |

| | |
|----------------|-----|
| Zoning | R-G |
| HOA Fees | 325 |
| HOA Fees Freq. | ANN |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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