

# \$1,299,800 - 39 Discovery Ridge Rise Sw, Calgary

MLS® #A2249028

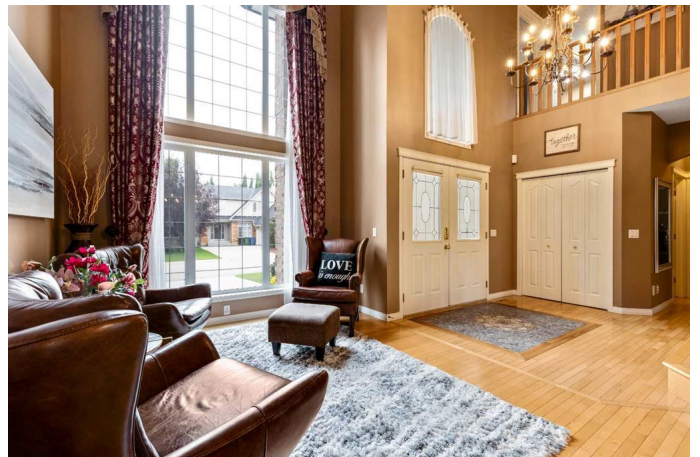
**\$1,299,800**

4 Bedroom, 4.00 Bathroom, 2,638 sqft

Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

A SPECTACULAR home with a full walkout basement that backs onto a linear park leading to a modern playground. The home has an excellent floor plan with 2 story high ceilings on both sides of the home allowing natural light to flood the home. Hardwood or tile throughout the main & upper floors. The very functional main floor plan meets all your needs! Through front door to your right side, you will find the living area and the formal dining room full of sunshine, steps back, you will love the size of this kitchen with a spacious island, cabinets and counter space to spare. The nook is surrounded by windows & is a wonderful place for casual dining. The great family room is spacious with high ceiling and fireplace. Don't forget your good size home office on the main floor as well! Upper floors, an unbelievable master retreat includes a fully renovated master en-suite with an expansive steam shower equipped with massage heads & a rain shower all controlled by electronic valves. The other two additional bedrooms are separated by a Jack & Jill bathroom. The lower walkout has a wonderful living area with In-Floor heating, a bedroom and full bath plus a hobby room that is currently being used as a bedroom. Recently Upgrades included: New AC, New Deck, Brand New Fridge etc. Situated on a quiet street with a private backyard, this home is in the perfect spot in Discovery Ridge.



Built in 2001

## Essential Information

MLS® #	A2249028
Price	\$1,299,800
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,638
Acres	0.14
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	39 Discovery Ridge Rise Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4R2

## Amenities

Amenities	None
Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Sep. HVAC Units
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard, Garden
Lot Description	Back Lane, Landscaped, Private
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 15th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Homecare Realty Ltd.
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