

**230 Discovery Ridge Boulevard SW**  
**Calgary, Alberta**
**MLS # A2260822**

**\$959,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,579 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	Boiler, Fan Coil, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Wired for Sound		
<b>Inclusions:</b>	Shed in rear yard		

Charming Bungalow in Prestigious Discovery Ridge Welcome to this beautifully maintained bungalow nestled in the sought-after community of Discovery Ridge. Located on a quiet, tree-lined street just steps from Griffith Woods Park, this home offers the perfect blend of tranquility, style, and convenience. With an open-concept layout and vaulted ceilings, the main living area is flooded with natural light, creating a warm and inviting atmosphere. A cozy gas fireplace anchors the spacious living room &mdash; perfect for relaxing evenings at home. The kitchen features granite countertops, stainless steel appliances, and a large island &mdash; ideal for entertaining or casual family meals. The main floor also includes a luxurious primary bedroom with a walk-in closet and spa-inspired ensuite, as well as a versatile second bedroom and an additional half bathroom. Downstairs, the fully finished basement with brand new carpet offers a generous rec room with a second fireplace, two spacious bedrooms, a full bathroom, and a dedicated laundry room with plenty of storage and functionality. Enjoy outdoor living on the private, professionally landscaped backyard with a large deck &mdash; perfect for summer evenings. Additional features include a double attached garage and easy access to nearby amenities, walking trails, and major routes. Don't miss your chance to live in one of Calgary's most desirable west-end communities! Please note selling realtor is owner of property