

134 Discovery Ridge Boulevard SW
Calgary, Alberta

MLS # A2258271



\$1,398,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,910 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	TV Mounts		

Banff in the city… this is how life feels in Discovery Ridge. Tucked along the quiet beauty of Griffith Woods, this exquisite walkout bungalow is a rare find—timeless in its elegance, yet carefully updated with thoughtful, modern touches. From the moment you step inside, the home greets you with soaring ceilings, rich millwork, and warm hardwood that together create a sense of refined luxury. The living room, anchored by a beautiful fireplace, looks out through expansive windows to the forest beyond—a daily reminder that here, peace and privacy are yours. The gourmet kitchen is as inviting as it is functional, with a large island, granite counters, and a bright breakfast nook that catches the morning sun. Just beyond, a formal dining space welcomes gatherings, while a charming main floor office framed by bay windows offers an inspiring place to work. The primary suite completes the main level, its serene outlook onto the trees paired with a luxurious ensuite and custom walk-in closet, making it the perfect retreat. Downstairs, the walkout level extends the living experience with 9’ ceilings, cozy in-floor heat, and a sense of comfort that invites you to linger. A spacious family room flows naturally into a private theatre, with a massive entertainment space. For family or guests, a full second kitchen—complete with oven, dishwasher, refrigerator—offers self-contained convenience. Two generous bedrooms and a large exercise bonus room ensure plenty of space for everyone. This home is as practical as it is beautiful. A new high-grade VacuFlo system has just been added and the garage includes a custom platform for an extra fridge or freezer. Outside, the home is elevated by Gemstone lighting that sparkles year-round, casting a warm glow over evenings spent on the private deck or lower patio. The backyard feels like a retreat, with

mature trees creating a natural screen. Through a discreet gate, your own private trail connects you directly to the endless pathways of Griffith Woods—a haven for biking, walking, and quiet reflection. Discovery Ridge is one of Calgary's most treasured communities: secluded, peaceful, and embraced by nature, yet only minutes to the city's best amenities. This is more than a home—it is a sanctuary, a gathering place, and a lifestyle, all in one.