

# \$1,250,000 - 32 Discovery Ridge Crescent Sw, Calgary

MLS® #A2228192

**\$1,250,000**

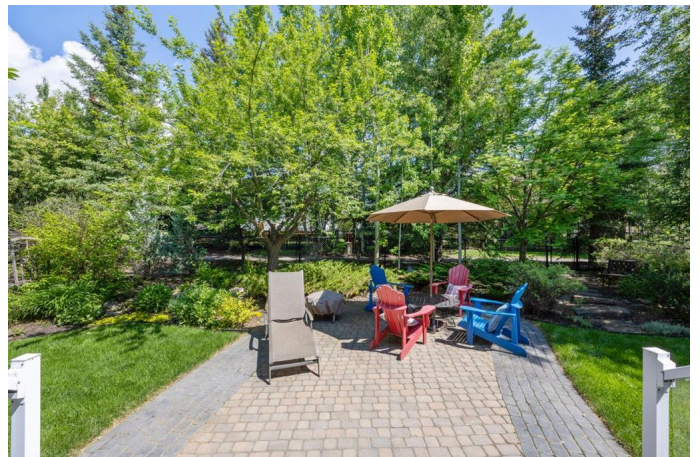
4 Bedroom, 4.00 Bathroom, 2,555 sqft  
Residential on 0.14 Acres

Discovery Ridge, Calgary, Alberta

**\*\* Open House Sat June 7/ 12:00-2:30\*\* & Sun June 8/1:00-3:00\*\*** Welcome to this beautifully upgraded, custom-built Morrison home offering over 3,600 sq ft of refined living space, ideally located just steps from a large park and backing onto a private treed pathway. This exceptional property blends timeless style, comfort, and thoughtful upgrades throughout.

The exterior was professionally repainted in 2020 with premium elastomeric polymer paint for lasting durability. A charming stone patio greets you in the front yard, while the backyard features an expansive stone patio, newer deck cover, and mature landscaping with privacy trees and perennial flower beds—perfect for entertaining or relaxing in your own private oasis.

Inside, the open-concept main level impresses with soaring 17-ft ceilings in the foyer, rich hardwood and ceramic tile flooring, and upgraded lighting throughout. The living room features a striking slate feature wall, custom maple built-ins, a gas fireplace, and dimmable LED lighting. The kitchen offers ample cabinetry, a new tile backsplash, Lutron lighting, generous counter space, and a spacious formal dining area for hosting family and friends. The main floor office is equipped with built-in double workstations, cabinets, and filing drawers—ideal for work-from-home needs.



Upstairs, enjoy a vaulted bonus room with fireplace, a large laundry room, two oversized bedrooms, and a spacious primary retreat with walk-in closet and a luxurious 5-piece ensuite.

The professionally finished basement is designed for entertaining with 9-ft ceilings, zoned in-floor heating, a built-in media wall, motorized movie screen, ceiling-mounted Epson projector, built-in speakers, contemporary fireplace, and custom bar with wine storage, kegerator, and bar fridge. A fourth bedroom, full bathroom, and large storage room complete the lower level.

Additional features include new triple-pane windows in key areas, plantation shutters, Hunter Douglas blinds, and an oversized garage with a Reznor natural gas heater and workbench.

This is a rare opportunity to own a move-in-ready, feature-rich home in a prime location. Be sure to check the supplements for a detailed list of upgrades!

Built in 2000

### **Essential Information**

MLS® #	A2228192
Price	\$1,250,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,555
Acres	0.14
Year Built	2000
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

### Community Information

Address	32 Discovery Ridge Crescent Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4R3

### Amenities

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

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Garden, Interior Lot, Landscaped, Many Trees, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 5th, 2025
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Days on Market	3
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	eXp Realty
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