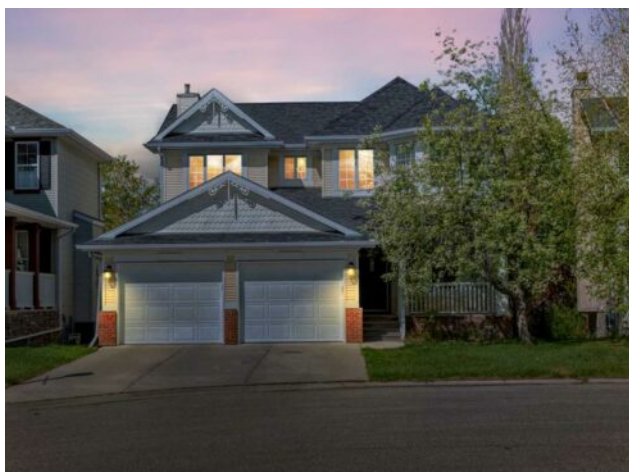


**327 Discovery Place SW
Calgary, Alberta****MLS # A2224452****\$999,990**

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, No Neighbours Behind		

Heating: Forced Air, Natural Gas**Floors:** Carpet, Hardwood**Roof:** Asphalt Shingle**Basement:** Finished, Full, Walk-Out To Grade**Exterior:** Vinyl Siding, Wood Frame**Foundation:** Poured Concrete**Features:** No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-G**Utilities:** -**Inclusions:** Shed

A rare offering in the heart of Discovery Ridge, tucked away on a cul-de-sac, just steps from the trails of Griffith Woods Park. This beautifully maintained two-storey walkout features a fully legal basement suite and over 3,400 sq.ft. of thoughtfully designed living space — perfect for families, multi-generational living, or generating rental income. The main floor showcases a dramatic 18-ft vaulted foyer, warm hardwood floors, and an open-concept layout ideal for both everyday life and entertaining. The kitchen was renovated in 2024, reimagined with sleek quartz countertops and a more open, highly functional layout. Adjacent to the bright dining nook is a west-facing deck with a new covered pergola — the perfect place to unwind with sunset views and fresh air. Upstairs, the expansive primary suite offers vaulted ceilings, a private sitting/flex area, dual walk-in closets, and a spa-inspired 5-piece ensuite with oversized tiled shower, dual vanities, and a dedicated makeup counter. Two more generously sized bedrooms and a 4-piece bath complete the upper level. The walkout lower level is a true differentiator — a fully self-contained legal 2-bedroom suite with a separate address (327B Discovery Place SW), a renovated kitchen, living area, full bathroom, and private entrance — ideal for extended family, live-in nanny, or consistent rental income. Few homes in the area offer this level of flexibility and value. Additional upgrades include: new furnace (2020), central A/C, LED lighting, new washer & dryer, and an EV charger in the double attached garage. Living in Discovery Ridge means more than just a home — it's a lifestyle. Surrounded by the natural beauty of Griffith Woods and the Elbow River, this community offers endless outdoor recreation, top-rated schools, tennis and pickleball courts, and quick

access to Stoney Trail and Glenmore. Whether you're enjoying a peaceful morning walk in the forest, biking the scenic trails, or driving just minutes to Westhills or downtown, Discovery Ridge is where nature and convenience meet. This is a truly unique opportunity — a turnkey walkout home with legal suite, recent renovations, and a location that defines what it means to live well in Calgary. Don't miss your chance to experience it for yourself.