

# PRISTINE WALKOUT BUNGALOW



**232 DISCOVERY DRIVE SW**  
**CALGARY, AB**  
COMMUNITY OF DISCOVERY RIDGE

**DEXTER/CO**  
LUXURY REAL ESTATE





## PROPERTY SPECS

4 BD 3 BA 3,102 SF

- TWO CAR ATTACHED GARAGE
- SOUTH FACING BACKYARD
- PREMIER LOT IN THE COMMUNITY
- WALK OUT BASEMENT
- TWO BEDROOMS ABOVE GRADE

## PROPERTY STATS

|                    |          |
|--------------------|----------|
| PROPERTY TYPE      | BUNGALOW |
| YEAR BUILT         | 2020     |
| TOTAL DEVELOPED SF | 3,102    |
| ABOVE GRADE SF     | 1,649    |
| LOT SIZE           | 6222 SF  |

# STUNNING CURB APPEAL

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Set on a quiet cul-de-sac in the newest enclave of Discovery Ridge, this modern Craftsman-influenced bungalow presents a striking yet timeless exterior. Multiple steep gables with crisp triangular lines and decorative trusswork introduce the home's architectural identity, while wide eaves, bright white trim, and board-and-batten gable detailing create strong, clean geometry against the dark horizontal siding. A natural-stone skirting anchors the façade with natural texture, wrapping the lower walls, porch columns, and garage base in warm, earthy materials. The recessed entry is framed by stone-capped posts and sheltered beneath a thoughtfully inset porch, leading to a welcoming front door that feels intentionally set back from the street. Subtle exterior lighting—including soffit illumination and warm sconces—highlights the home's craftsmanship in the evening hours. The surrounding landscape has been shaped for low-maintenance longevity, with rock gardens, drought-tolerant plantings, and a clean exposed aggregate driveway guiding you toward the front steps. Altogether, the exterior embodies elevated suburban design rooted in durability, symmetry, and harmony with the natural reserve beyond.









# YOU HAVE ARRIVED

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**Step through the rich wood front door and the home reveals a deliberate and memorable sense of arrival. An elongated sightline draws your eye forward from the foyer through the open staircase and into the kitchen, dining area, and great room beyond, creating an immediate impression of volume and connection. Light-toned wide-plank hardwood extends in every direction, its bright finish reflecting natural light that enters through the expansive south-facing windows and doors at the rear of the home. Smooth neutral walls, tall squared-edge baseboards, and clean Craftsman-influenced design establish a refined architectural backdrop, while matte black hardware provides subtle modern contrast. The open staircase—with its white newel posts and slender black metal balusters—adds visual depth and a feeling of vertical spaciousness, offering a preview into the lower level and contributing to the home's airy, integrated layout. The overall impression is one of bright, warm modernity: a home that feels expansive yet calm, elevated yet effortless, and immediately connected to the natural reserve that unfolds just beyond the main living space.**







# THE GREAT ROOM

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The great room pairs superb design details with expansive natural light. A series of boxed beams runs the full length of the ceiling, forming a refined tray ceiling that immediately draws the eye upward. Nearly the entire rear wall is composed of sliding glass doors and windows framed in clean white trim, flooding the space with sunlight and opening long, uninterrupted sightlines to the natural reserve beyond. Anchoring the space is a cozy fireplace defined by a substantial mantelpiece and a textured geometric tile facade, where repeating diamond relief patterns add subtle dimension. The neutral palette of soft greys and warm whites allows the ceiling and fireplace to take visual precedence. Open sightlines into the kitchen and dining areas reinforce the room's airy, connected layout. The overall effect is bright, custom, and comfortably sophisticated: a great room designed to elevate daily living while remaining intimately tied to the natural beauty just beyond its doors.









# DESIGNER KITCHEN & DINING

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Crafted for both everyday ease and elevated entertaining, the kitchen feels expansive, bright, and impeccably organized. A two-tone cabinetry scheme features white upper cabinets extending toward the ceiling, while warm wood-toned lower cabinets ground the space with soft grain and shaker-style detailing. The oversized island serves as the central anchor, finished in the same warm wood tone and topped with a marbled slab of white quartz. Its generous overhang for seating encourages connection, making it the natural gathering point of the home. Quartz countertops continue along the perimeter for a seamless look, complemented by a textured geometric white tile backsplash. The range wall is thoughtfully integrated, with a sleek stainless hood tucked within the upper cabinetry and a 5-burner gas cooktop framed by glass-front display cabinets. A built-in stainless-steel oven and microwave, along with a recessed French-door refrigerator reinforces a true custom, built-in aesthetic. Overhead, two geometric pendant fixtures provide sculptural balance above the island, while recessed LED lighting ensures consistent brightness throughout.

The dining area sits perfectly positioned between the warmth of the kitchen and the natural landscape beyond. Direct access to the side BBQ deck extends functionality outdoors, reinforcing the home's effortless indoor-outdoor rhythm. Altogether, the kitchen and dining experience feels premium, spacious, and thoughtfully appointed—an ideal blend of sophistication, practicality, and everyday hospitality.















# MAIN-FLOOR PRIMARY SUITE OASIS

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Positioned to maximize privacy and uninterrupted forest views, the primary suite is a calming retreat defined by natural light, soft tonality, and intentional architectural detailing. Oversized South-facing picture windows span nearly the full width of the exterior wall. A deeper warm-grey feature wall anchors the space with quiet sophistication, balanced by crisp white trim and smooth neutral tones that extend across the remaining walls. Overhead, a tall flat ceiling is centered by a sculptural, matte-black chandelier—its geometric armature adding refined modern punctuation without disrupting the room’s tranquility.

The ensuite unfolds in a linear, spacious flow, beginning with a freestanding soaker tub set against soft greige subway tile and a subtle mosaic accent band that adds tactile depth. Dual quartz vanities with waterfall edges stretch beneath a full-width frameless mirror, amplifying the sense of space. A large, fully tiled shower features elongated subway tile, a quartz-topped bench, a frameless glass enclosure, and dual fixtures—including an overhead rain shower—for a true spa-grade experience. Beneath it all, marble-look porcelain flooring introduces refined veining and durability.

Completing the suite is a fully customized walk-in closet by California Closets, designed with shaker-profile upper cabinetry, integrated shelving, multiple hanging sections, and soft, plush carpet that adds warmth underfoot. Bright recessed lighting ensures clarity and functionality throughout. Altogether, the primary suite reads as calming, restorative, and thoughtfully orchestrated—an elevated sanctuary that feels both luxurious and effortlessly livable.



















# AUXILARY SPACES

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Thoughtfully designed auxiliary spaces on the main floor enhance both function and flexibility. A second bedroom offers a quiet, versatile retreat for guests, family, or a dedicated office, defined by soft neutral tones, crisp white trim, and light wide-plank hardwood.

The adjacent 4-piece bath features a white shaker vanity with quartz counters, a rounded mirror, mosaic accent tile, and pocket door separating the bathtub and toilet.

Everyday living is supported by a well-planned mudroom and laundry suite: the mudroom combines stylish geometric wallpaper and immediate closet storage, while the laundry room includes warm wood-tone cabinetry, quartz counters, a sink, and stacked appliances for efficient workflow.

Completing the main-floor utility core, the double attached garage is finished to an elevated standard with high ceilings, glossy full-height cabinetry, and a light grey epoxy floor—offering a polished, organized space that's easy to maintain.













# LOWER-LEVEL ENTERTAINING & LIVING

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The walkout lower level extends the home's warm, cohesive design with 9-foot ceilings, expansive windows, and a bright, open-concept layout that feels seamlessly connected to the outdoors. A large sliding glass door system leads to the covered patio and South-facing yard, bringing natural light deep into the space and creating effortless indoor-outdoor flow. The family room centers around a custom upgraded fireplace feature with a linear gas insert, geometric textured tile surround, and a warm wood mantel—an architectural focal point that adds depth and refinement.

Light wide-plank flooring unifies the main entertainment areas, while a secondary lounge nook near the stairs offers a quiet space for reading, relaxation, or a future games area.

Two generous bedrooms feature soft-neutral palettes, cushioned carpet, and large windows that preserve brightness, making this level ideal for older children, guests, or extended stays.

A well-appointed 4-piece bathroom echoes the home's elevated finishes with a quartz vanity, shaker cabinetry, marble-look tile flooring, and a warm greige subway-tile surround.





232 DISCOVERY DR SW | DEXTER/CO













# STORAGE & BONUS SPACE

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On the walkout level, an oversized storage and mechanical room provides exceptional flexibility—offering ample space for seasonal items, hobby equipment, or future customization such as a home gym or workshop. This clean space has organized utility placement and generous ceiling height making the space feel purposeful rather than purely mechanical.





# PRIVATE OUTDOOR LIVING

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Designed to embrace its exceptional setting, the home's outdoor living spaces offer a quiet, private connection to the surrounding environmental reserve. The south-facing wrap-around deck extends from the main living areas, framed with sleek glass panel railings that preserve uninterrupted views of treed hillsides, shifting natural light throughout the day, and glimpses of the Rocky Mountains. A retractable motorized awning provides shade when needed, while a dedicated side BBQ deck—with direct access to the kitchen—enhances functionality and encourages year-round outdoor cooking.

Below, the covered walkout patio offers a sheltered retreat that flows naturally into the landscaped backyard. With forest pathways just steps beyond the property line leading directly into Griffith Woods, this outdoor environment serves as a tranquil extension of the home—perfect for morning coffee, evening gatherings, or simply enjoying the quiet rhythms of the reserve.









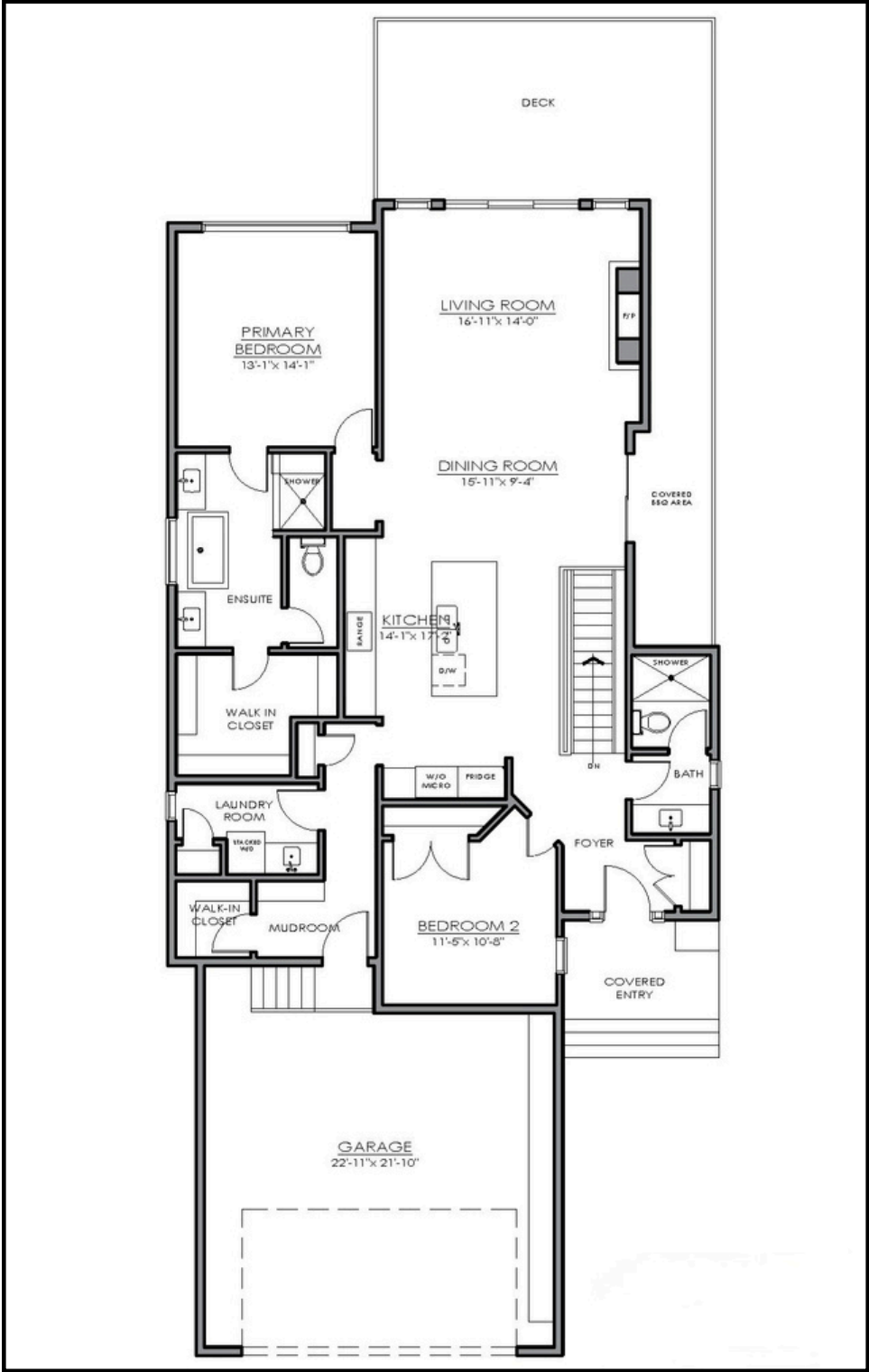








# MAIN-LEVEL FLOORPLAN

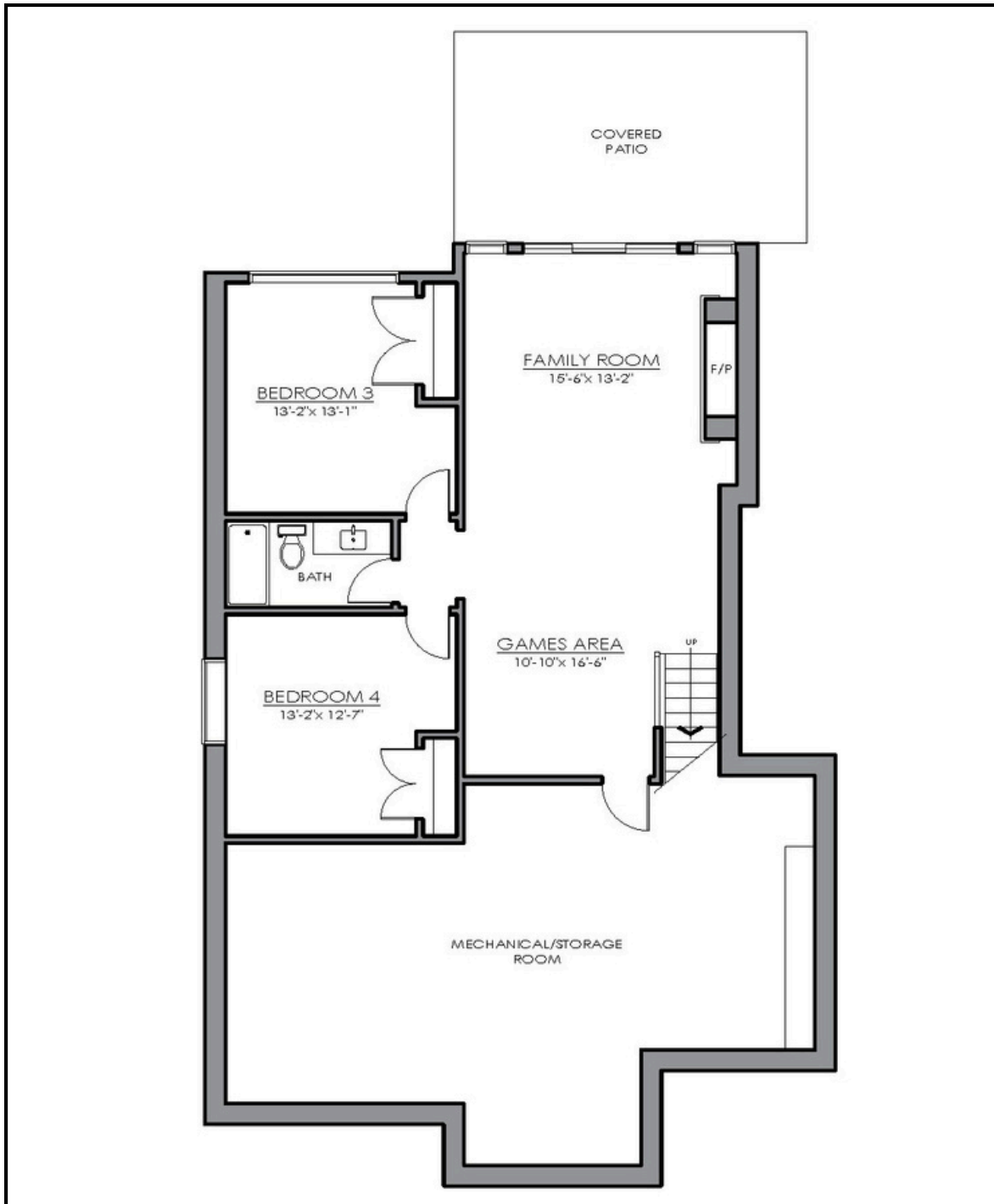


1,649.14 SF



# LOWER-LEVEL FLOORPLAN

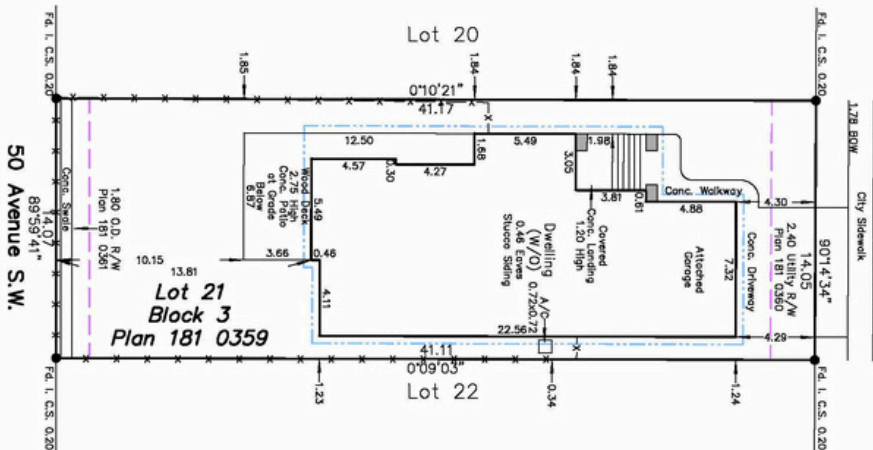
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1452.89 SF



**232 Discovery Drive S.W.**



The City of Calgary Planning and Development  
**CERTIFICATE OF COMPLIANCE**  
Provided that all of the information shown on this survey plan is accurate the location of the building as shown complies with the Calgary Land Use Bylaw 1P2001. This Certificate of Compliance relates only to the building location requirements of the Land Use Bylaw 1P2001 and does not relate to the requirements of any federal, provincial or other municipal legislation nor to the terms and conditions of any assessment, covenant, building scheme agreement or other document affecting the building or land.

Date: Nov 10, 2025



The following items may not be shown on the RPRR:

- Detached sheds that are less than 10 sq.m.
- Retaining walls or interior fences that do not define the property line
- Hot tubs
- Pools less than 0.60m in height
- Fountains, garden borders and ground level landscaping features

Lot 21  
Block 3

**MUNICIPAL ADDRESS:**  
232 Discovery Drive S.W.  
Calgary, Alberta

**DATE OF SURVEY:** November 4th, 2025.

Distances are in metres and decimals thereof.

Found Iron Posts are shown thus: \_\_\_\_\_  
 Drill Holes are shown thus: \_\_\_\_\_  
 Found Iron Bars are shown thus: \_\_\_\_\_  
 Found Concrete Nails are shown thus: \_\_\_\_\_  
 Calculation points are shown thus: \_\_\_\_\_  
 Pillars and posts are shown thus: \_\_\_\_\_  
 Property lines are shown thus: \_\_\_\_\_  
 Utility Right of Ways are shown thus: \_\_\_\_\_  
 Eaves are shown thus: \_\_\_\_\_  
 Fences are shown thus: \_\_\_\_\_  
 All fences are within 0.2 metres of the property lines unless otherwise shown.  
 All eaves are measured to fascia unless otherwise shown.



This Report and the attached plan have been prepared for the benefit of the property owner, subsequent owners and any of their agents for the purpose of a later conveyance, support of a subdivision, or other use of the property. It is not intended to be used for any other purpose, including, but not limited to, copying, a permitted only for the benefit of these parties, and only if the plan remains attached. Where applicable, registered assessments and utility rights of any encircling the rest of the property have been shown on the attached plan. Unless shown otherwise, property corner markers have not been placed on the attached plan. The information shown on this Real Property Report reflects the status of this property as of the date of survey only. Users are encouraged to have the Real Property Report updated for future requirements.

Title information is based on the C. of T. 211 130 866 which was searched on the 5th day of November, 2025, and is subject to:

Restrictive Covenant No.: 181 034 728, 181 034 733  
Encumbrance No.: 181 034 729  
Utility Right of Way No.: 181 034 734  
Caveat No.: 181 034 736

I hereby certify that this report, which includes the attached plan and related survey, was prepared and performed under my personal supervision and in accordance with the Alberta Land Surveys Association Manual of Standard Practice, the standards and procedures set out in those standards and as of the date of this Report, I am of the opinion that:

1. the Plan illustrates the boundaries of the Property, the improvements as defined in Part C, Section 6.5 of the Alberta Land Surveys Association's Manual of Standard Practice, registered assessments, and rights-of-way affecting the extent of the title to the property;

2. the improvements are entirely within the boundaries of the Property
3. no visible encroachments exist on the Property from any improvements situated on an adjoining property
4. no visible encroachments exist on registered easements or rights-of-way affecting the extent of the Property
5. unless otherwise specified, the dimensions shown relate to the distances from property boundaries to the foundation walls of buildings at the date of survey.

Dated at Calgary, Alberta on this  
5th day of November, 2025.

Jerryd, Garin, A.L.S.  
 This document is not valid unless it bears  
 an original or digital signature in blue ink  
 on the Surveyor Ltd. permit stamp in red ink.  
 Surveyed: KX Drawn: WY/JJ Scaled: 1:250  
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# RECENT UPGRADES

- Hardwood flooring throughout upstairs bedrooms and lower level
- Glass railings on deck on main level deck
- Main level deck retractable (motorized) awning
- California Closet in primary walk-in closet
- Window coverings & drapery throughout both levels of the home
- Air conditioning unit
- Professional landscaping & sodding
- Central vac system
- Washer & dryer units
- Garage finishes including painting, epoxy floors, electrical, & storage
- Lower level fireplace feature with a linear insert & integrated fan, natural wood mantle, & stylish tile facade
- Fencing







# COMMUNITY OF DISCOVERY RIDGE



Discovery Ridge is one of Calgary's most picturesque communities — a peaceful enclave nestled beside the untouched beauty of Griffith Woods Park. Located along the city's southwest edge, it offers a rare blend of forested pathways, mature trees, and natural landscapes that create a retreat-like atmosphere just minutes from urban conveniences.

Residents of Discovery Ridge enjoy access to a charming local plaza filled with cafés, shops, fitness studios, and essential services. This provides a warm, neighborhood feel while delivering everything needed for everyday living. With quiet streets, nearby parks, and inviting outdoor spaces, the community is well suited for individuals and families seeking comfort and connection.

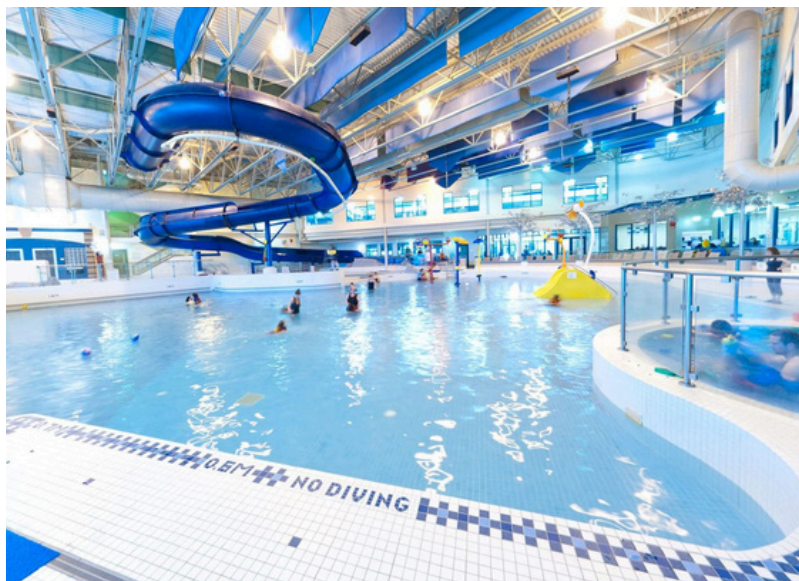
Discovery Ridge is especially known for its proximity to Griffith Woods, a protected environmental park featuring winding trails, river access, and abundant wildlife. It's a favorite destination for walkers, cyclists, and nature lovers year-round. Additional amenities, such as outdoor rinks, tennis courts, and recreational facilities, add to the community's active lifestyle appeal.



Commuters value the area's easy access to Glenmore Trail and the ring road, offering quick connections to downtown, Westhills Shopping Centre, Aspen Shopping Centre and major routes heading west toward the mountains. Whether it's a weekday commute or a weekend escape to Kananaskis, travel is convenient and efficient.



Families appreciate the close proximity to some of Calgary's top-tier private and public school as well as easy access to Westside Rec Centre. They also love the proximity to Canada Olympic Park (WinSport), where skiing, mountain biking, and year-round recreation await. Nearby, several top-tier golf courses and renowned Calgary restaurants offer leisure and luxury in equal measure.



Blending natural beauty, tranquility, and modern comfort, Discovery Ridge delivers an exceptional quality of life in one of Calgary's most unique settings. With its balance of peaceful surroundings and urban accessibility, it remains a top choice for those seeking refined, nature-inspired lifestyles.



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