

# BREATHTAKING PRIVATE HOME

**33 DISCOVERY RISE SW  
CALGARY, AB**  
COMMUNITY OF DISCOVERY RIDGE

**DEXTER/CO**

LUXURY REAL ESTATE





## PROPERTY STATS

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4 BD 3.5 BA 4,403.91 SF

- ROCKY MOUNTAIN VIEWS
- BACKING ONTO PROTECTED NATURE RESERVE
- THREE BEDROOMS ABOVE GRADE
- RADIANT IN-FLOOR HEATING THROUGHOUT LOWER LEVEL
- WALKOUT LOWER-LEVEL
- THREE CAR ATTACHED GARAGE

## PROPERTY STATS

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PROPERTY TYPE	2 STOREY
YEAR BUILT	2000
TOTAL DEVELOPED SF	4,403.91
ABOVE GRADE SF	3,0003.93
LOT SIZE	8,374 SF







# UNPARALLELED OUTDOOR LIVING

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Every day feels like a retreat looking out over your South facing private backyard with a protected treed reserve directly behind you, two ponds, Rocky Mountain, and river valley views to the West. As the sky lights up with dramatic prairie electrical storms and glowing sunsets, the scenery shifts beautifully through the seasons.

Wildlife is part of everyday life in this setting, deer, birds, and other natural visitors are incredibly visible while still being minutes from city amenities. Step outside and enjoy a private outdoor deck mindfully updated with glass inserts, low maintenance Duradek and an electric awning to allow you to dine in comfort while still enjoying the beautiful Calgary sunshine.

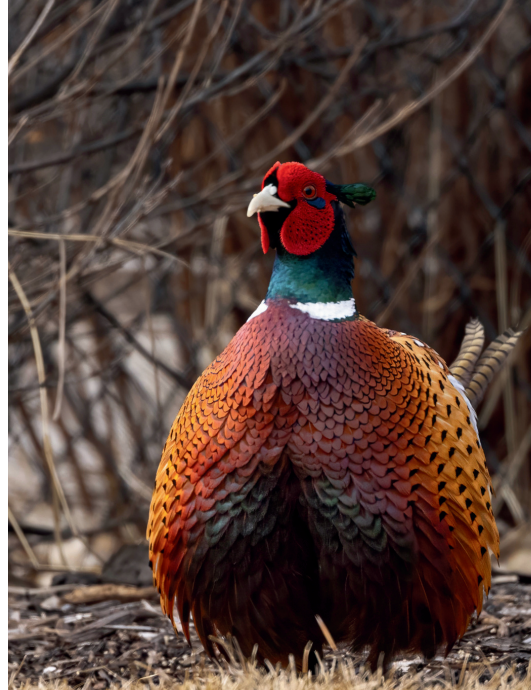
Daily living where urban convenience blends seamlessly with a rural, nature-connected lifestyle.

















# YOU HAVE ARRIVED

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Welcome to this four-bedroom family home with a walk out basement in the beautiful community of Discovery Ridge. This superbly updated home invites you in with a warm glow, welcoming, and effortlessly refined.

A large entrance gives you space to greet your guests with plenty of room to hang coats and store shoes.

The open concept main floor area flows seamlessly with a private office and powder room tucked away to your right. Stunning maple hardwood flooring and large South facing windows invite you into the main living area while Hunter Douglas window coverings allow for privacy throughout.









# ELEGANT GREAT ROOM

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A truly show stopping space with soaring coffered ceilings that profile an open, ever-changing theatre of nature. Your great room features large-scale windows showcase a full spectrum of Calgary's most beautiful seasonal views. Sometimes calm and golden, sometimes dramatic and unpredictable.

Designed for relaxation and entertaining, this room adds comfort on winter evenings with a sleek tile finished double sided fireplace. Serving as the focal point of the room is the luxurious crystal Schonbek chandelier.

A valuable space for making memories and hosting gatherings, seamlessly connected to the formal dining area, gourmet kitchen, breakfast nook as well as access to your expansive South facing deck.













# BEAUTIFULLY UPDATED KITCHEN

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Enjoy your updated kitchen that serves as the heart of this amazing family home. A seamless open transition from the great room makes this space functional and having a breakfast bar and breakfast nook, it is perfect for connecting with guests while hosting a gathering or having a quick breakfast with your family before heading to work.

The large island topped with Granite stone has been refurbished with dark cabinetry, perfectly offsetting the newly finished white cabinetry throughout the rest of the kitchen.

Equipped with a spacious pantry, designer pendant lighting, trendy tile backsplash, and updated appliances, this kitchen allows for you to comfortably cook while also taking in the SW views. Easy access to the exterior deck allows for barbequing and outdoor entertaining.













# MAIN-FLOOR DINING AREAS

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The designated formal dining area is anchored by a large arched window allowing natural light to flood into the space. This expansive space allows for a table to fit your whole family as well as additional space for a service hutch or china cabinet. Open to the great room, breathtaking views and natural light fill this space from another elevation.

The breakfast nook is beautifully set with large windows to frame the mature greenery providing a serene setting for daily family dinners or additional dining space for larger gatherings. After a family meal step out your patio door, just steps away, to enjoy an awe-inspiring sunset and catch up.

Both dining areas are conveniently located within steps of your gourmet kitchen, allowing you to entertain with ease while remaining connected with your family and friends.











# MAIN FLOOR AUXILIARY SPACES

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A private main-floor office is thoughtfully tucked away behind French glass doors, offering a quiet retreat with sweeping views. Built-in cabinetry and a double-sided fireplace, framed by a stylish mantle, create a warm and inspiring workspace that makes working from home feel effortless. Close the doors at the end of the day and enjoy a true separation between work and home life.

Just outside the office, the elegantly updated powder room adds everyday convenience and is perfectly placed for guests while entertaining. An updated vanity with a quartz counter and floating circular backlit mirror elevates the space but the unique wallpaper is what makes the space really shine, with rich navy colors and intricate gold detailing.

The home's arrival is equally impressive with a triple attached garage, in floor drains, and an abundance of storage options. Step directly from the garage into a well-appointed mudroom designed to handle seasonal wear, backpacks, and daily drop zones.

A dedicated laundry room with washer and dryer, generous counter space, and room for hanging and drying delicates keeps busy households organized. From here, a convenient route leads into the kitchen and main living space, making grocery drop-offs and daily routines seamless.











# PRIMARY SUITE OASIS

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The primary suite is a peaceful escape with multiple South-facing windows that draw in natural light by day and capture the beauty of Sunsets behind the world-renowned Rocky Mountains in the evening.

Easily accommodating a king-sized bed and nightstands, this expansive space affords the opportunity to create a reading or sitting space for you and your loved one to steal a moment together and take in the jaw dropping views.

Your fully updated spa-inspired ensuite is both elevated and calming. This six-piece bathroom features a glass-enclosed shower finished in sleek tile with a solid wood built-in bench. Relax after a long day in your stand-alone soaker tub with natural light from the adjacent window. A quartz topped double vanity with all the storage you need and the comfort of electric in-floor heat are just two of the things you will come to love in this ideal space.

The generous walk-in closet boasts custom designed storage equipped with dress and suit hanging space, drawers, and open shelving to display your favorite designer pieces. The perfect functional space to complete your oasis, creating a private haven that feels as luxurious as it is livable.















# UPPER-LEVEL LIVING

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Open to the main living space below, this upper-level flex area enjoys the same exclusive views and beautiful natural light from the home's South exposure. Perfectly positioned with a ceiling fan for comfortable air circulation, it's currently used as a piano space and lends itself equally as well to a reading nook, study area, or quiet lounge. For those that desire a second level laundry space, this would be the ideal spot!

Two additional bedrooms are located on this level, offering flexibility for a growing family or private space for visiting guests. The secondary bedroom features custom bench seating, creating a cozy spot to relax and take in the million-dollar views while providing functional storage.

Conveniently located between the two bedrooms is the four-piece bathroom. Another wonderfully updated space, the large vanity has quartz counters, a counter to ceiling frameless mirror with stylish designer lighting, new flooring, and an plethora of storage options in the large vanity cabinetry.















# LOWER-LEVEL ENTERTAINING

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The fully developed, naturally bright walkout lower level is a true extension of this homes design philosophy, thoughtfully designed for comfort, entertaining, and everyday versatility. Durable luxury vinyl plank flooring adds everyday practicality, especially for active families and furbabies. In-floor radiant heat creates warm, inviting floors throughout, while the walkout design offers a natural flow to the outdoor space, fire pit area, and backyard. With its own exterior access, this level is ideal for an older, more independent child, guests, or extended family.

Set up for movie nights, hosting, or watching your favorite team, the open media area offers the ideal space to do so. A secondary space adjacent offers ample room to add a games area and future bar, making it a natural gathering place.

A dedicated fitness room is spacious enough for multiple machines and comes with rubber flooring, built in storage, a large mirror, and wall mounted tv and speaker space to pump your favorite tunes or watch along during workouts.

Generous space, sleek flooring, bright natural light, and “my guests might want to stay too long,” are just a few of the things you may think when you check out the additional lower-level bedroom. Whether it’s an office, guest bedroom, craft room, or anything else you can imagine, this space will be perfect!

The “cherry on top,” to this functional level is a four-piece bathroom, bright and beautifully updated, it’s perfect for guests that are staying the night or just popped in for some wine and good company.















# OUTDOOR SPACES

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Enjoy direct walkout access to your backyard from the lower level, where the breathtaking setting truly shines. Low-maintenance landscaping is supported by underground sprinkler systems, while the South exposure and protected reserve backdrop offer the perfect inspiration for a garden or outdoor retreat.

Imagine evenings under the stars gathered around a firepit with family and friends, or winter days where kids can take full advantage of the snowfall before coming back inside to warm up.

Whether you are playing in the back yard, sitting down under your covered walkout patio, or lounging on your back deck, you will never tire of the privacy, nature, sweeping valley and river views, electrical storms, or Rocky Mountain sunsets. Homes can be renovated, changed, or built, but views and serenity like this cannot be manufactured.









# ADDITIONAL HOME SPECS

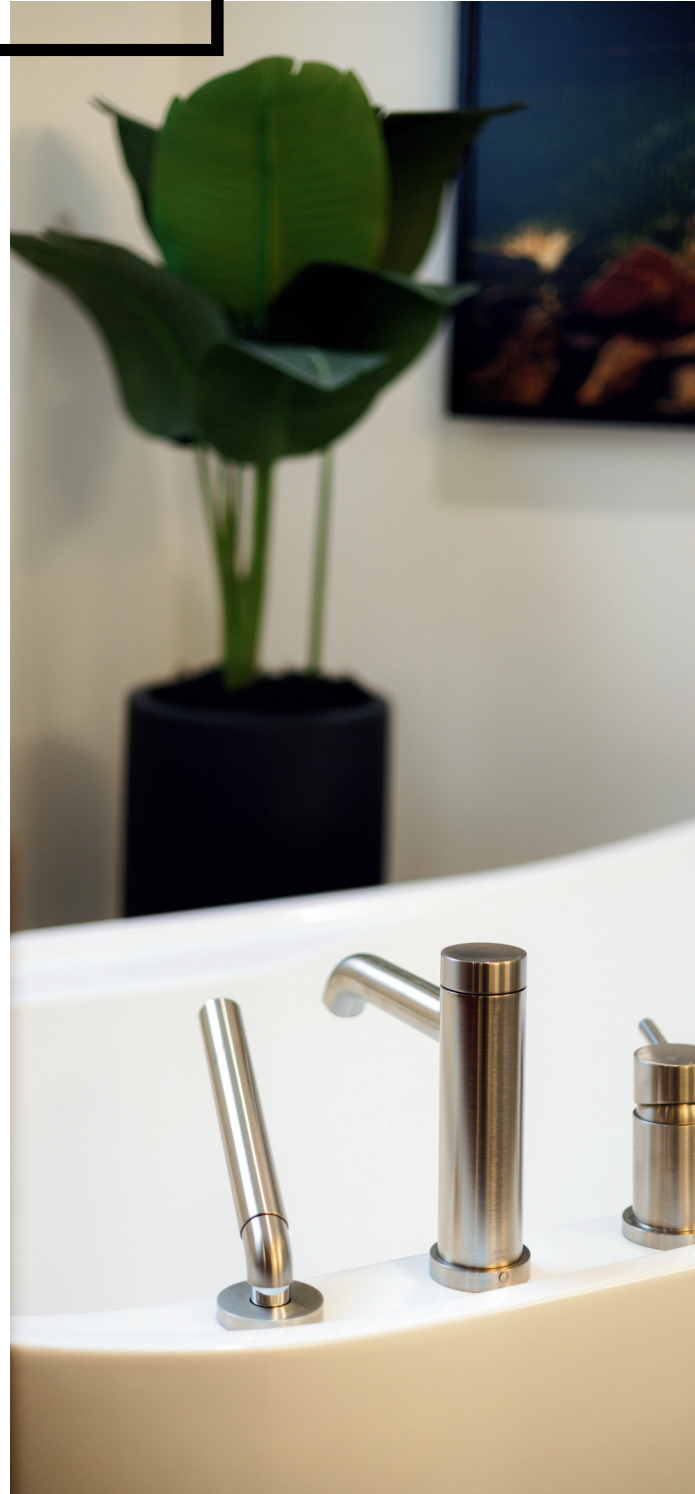
- Radiant in-floor heating throughout the lower level
- Electric in-floor heating in primary ensuite
- Motorized retractable awning on main level deck
- Schonbek crystal chandelier
- Double sided fireplace for main floor great room & office
- Hunter Douglas & Maxxmar window coverings throughout
- Power operated blinds in great room upper windows
- Nest home thermostat system
- Reverse Osmosis water filtration system
- Central Vac system
- Solid hardwood flooring throughout main level
- Moen Smart Water shutoff
- Ultramax water softener
- Rachio 3 Smart Sprinkler controller
- United/ADT Security & Alarm system
- Weiser smartcode door locks





# RECENT UPGRADES

- Hardwood floors throughout the main floor (2023)
- Carpet on upper level & stairs
- Luxury vinyl plank flooring throughout lower-level
- Luxury vinyl in bathrooms & laundry room
- Primary ensuite remodel— luxury tile, dual vanity, glass shower enclosure, & new flooring with electric in-floor heat
- Half bath renovation— vanity, mirror, & wallpaper
- Lower-level bathroom remodel— flooring, vanity cabinet refresh, quartz counter, fixtures, mirror, lighting
- Upper-level bathroom remodel— flooring, vanity cabinet refresh, quartz counter, fixtures, mirror, lighting
- Kitchen update— cabinets resurfaced, hardware, pendant lighting, backsplash, fixtures, & appliances (2023)
- New accent lighting throughout home
- Fireplace feature with new tile facade





# UPGRADES CONTINUED...

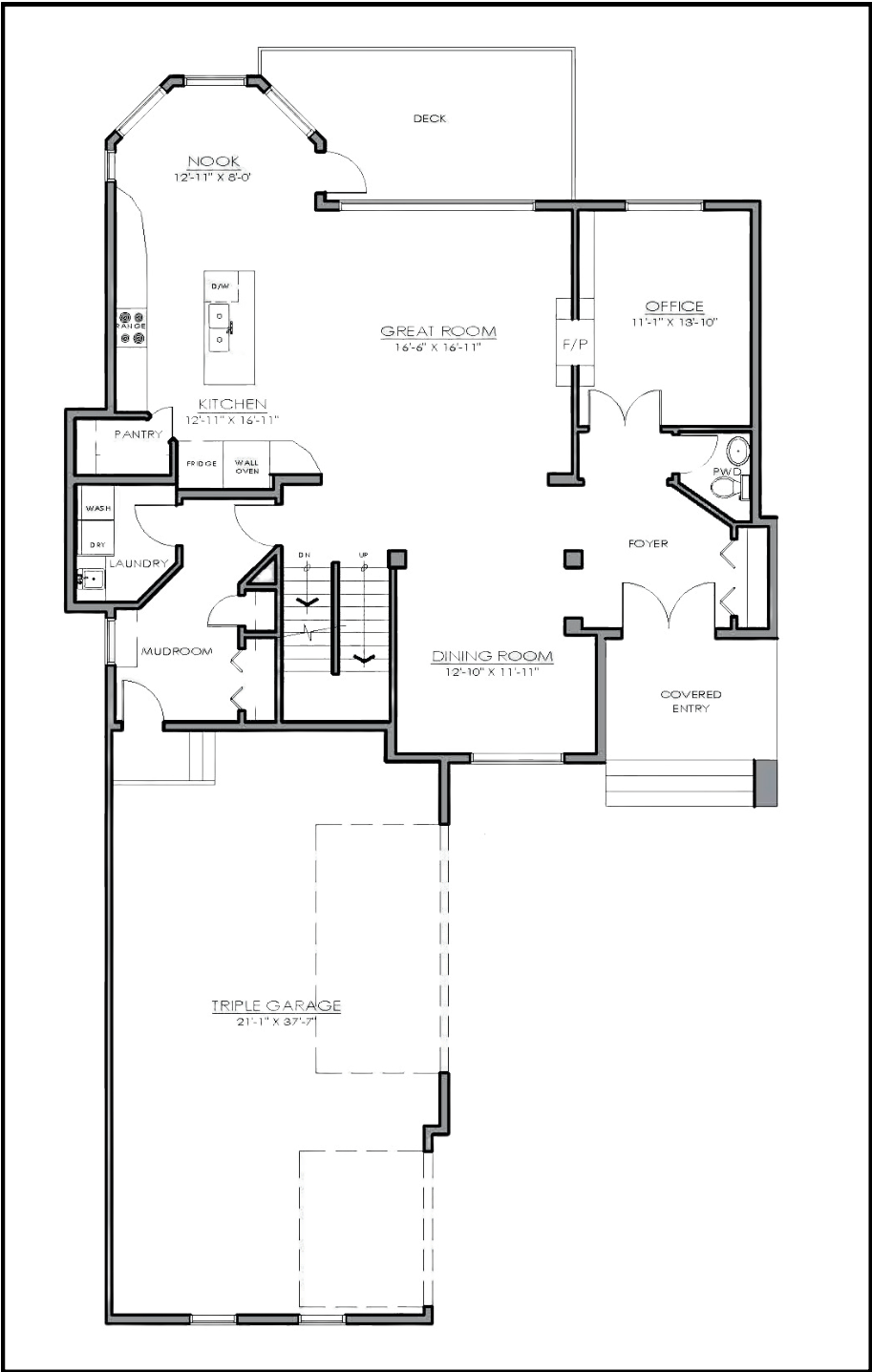
- Glass railings, main level Duradek, & soffits/fascia on lower level (2021)
- New tarp on motorized retractable awning (2025)
- New Phantom screen doors with meshlock screens on upper & lower patios
- New window coverings throughout lower level
- UV dual reflective film on main & upper floor windows
- Five windows changed since 2013
- Fresh neutral paint throughout the whole home
- Baseboards & trim all updated
- All built-in cabinetry refurbished
- Updated railing spindles
- (2) New high efficiency modulating furnaces (2020)
- (2) New A/C units (2018/2020)
- 35 year shingle tile roof (2019)
- Nest 4<sup>th</sup> Gen Learning Thermostats (2025)





# MAIN-LEVEL FLOORPLAN

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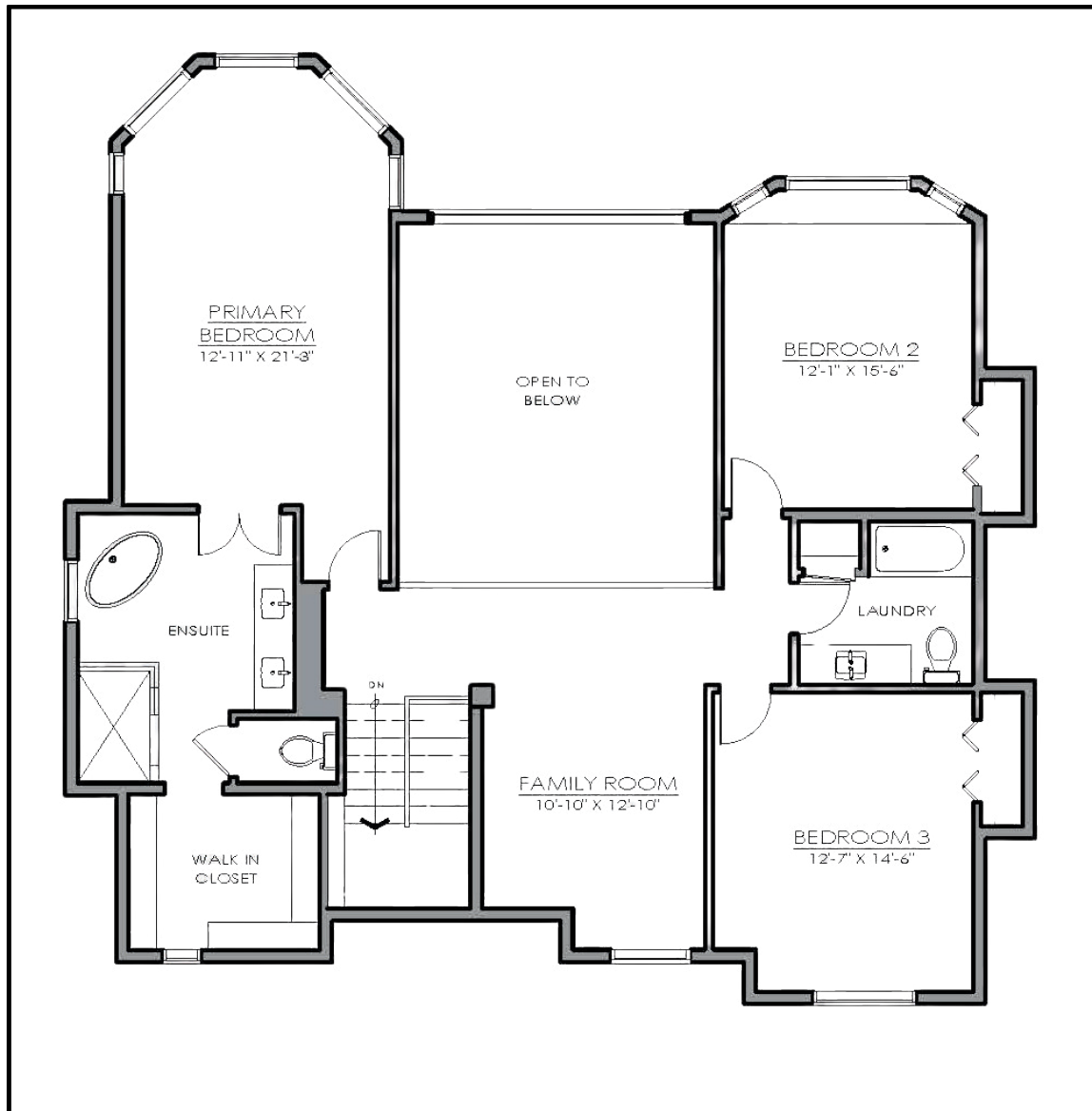


1,546.01 SF



# UPPER-LEVEL FLOORPLAN

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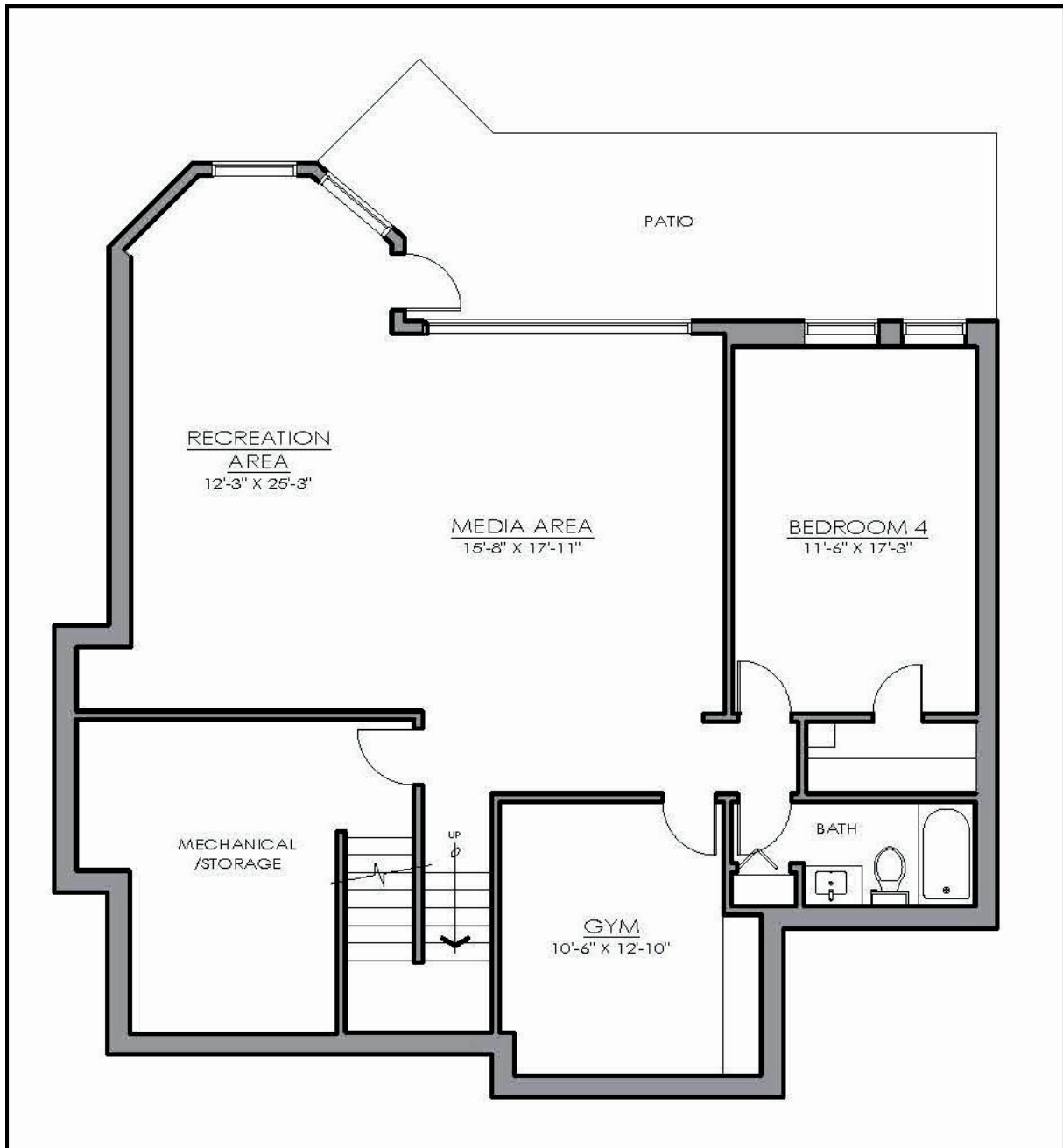


1,457.92 SF



# LOWER-LEVEL FLOORPLAN

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1,399.98 SF





# 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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