



EUROPEAN-INSPIRED CRAFTSMANSHIP IN DISCOVERY RIDGE

SALE

142 DISCOVERY RIDGE BLVD SW



142

Discovery Ridge Blvd SW

PRICE

\$1,150,000

DETAILS

Size: 2,201 SQ.FT

Bedrooms: 4

Bathrooms: 4

Taxes: \$7,169/2025

HOA Fees & Frequency: \$325/year

Year Built: 2003

IMMACULATE CONDITION, TIMELESS ELEGANCE



samcorea

RE/MAX
HOUSE OF REAL ESTATE





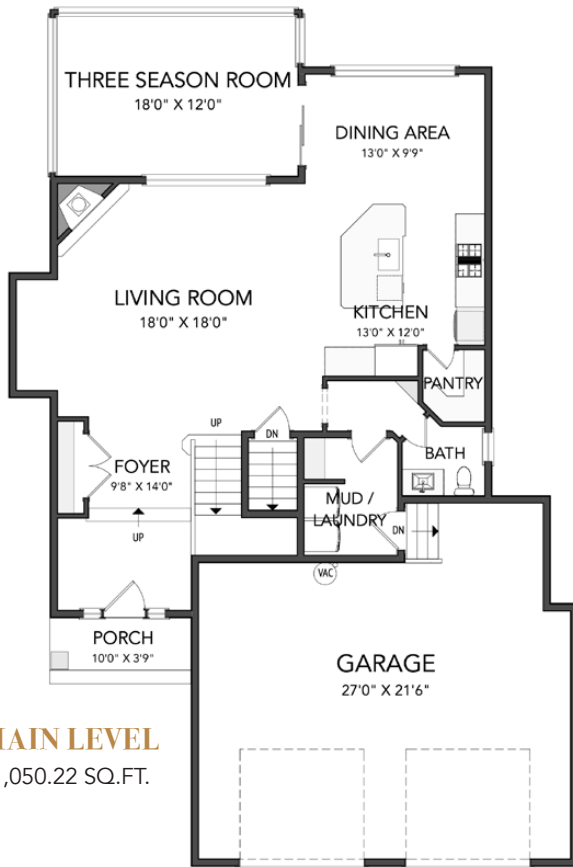


HIGHLIGHTS

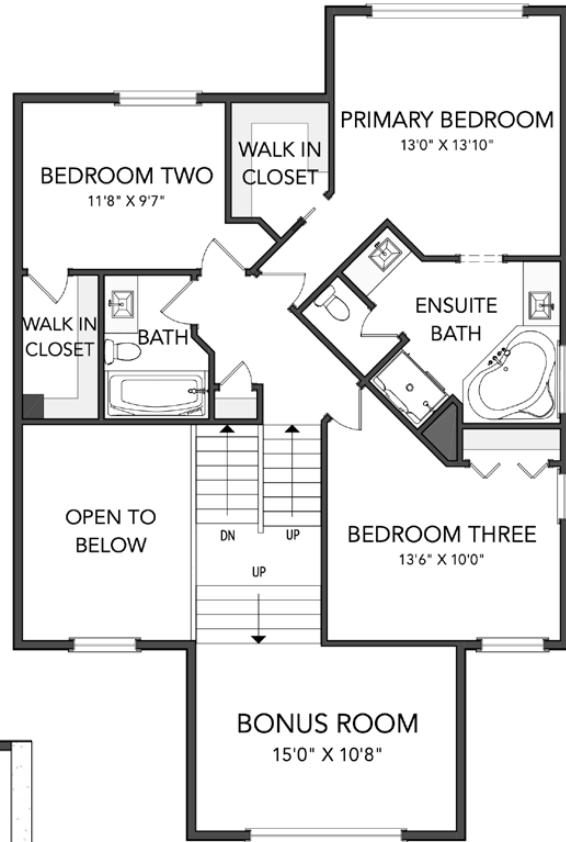
- FAMILY LIVING MEETS LUXURY
- HIGH-END FINISHINGS THROUGHOUT
- THREE SEASON ROOM
- PRIVATE SOUTH FACING BACKYARD
- WALK-OUT BASEMENT
- CHEF INSPIRED KITCHEN
- MATURE LANDSCAPING
- OVERSIZED GARAGE
- CENTRAL AIR CONDITIONING
- IRRIGATION SYSTEM



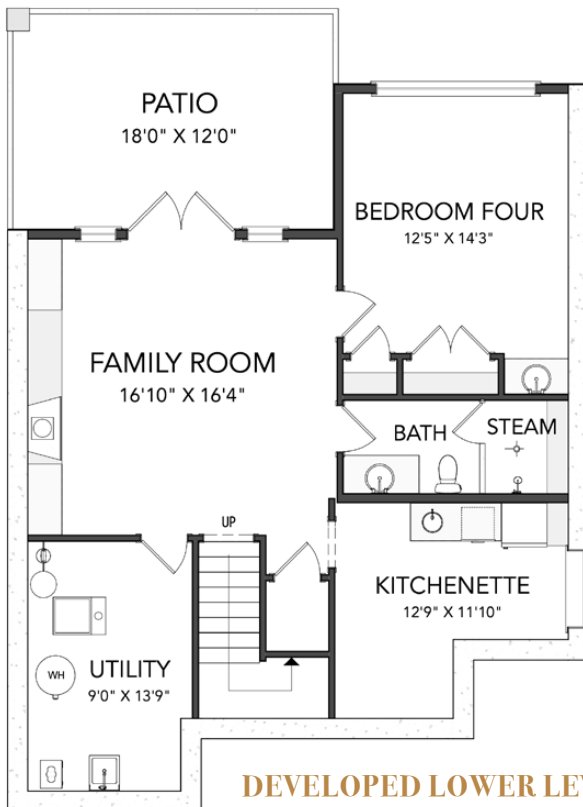
Backing onto a park and tranquil natural reserve that connects to Griffith Woods Park, this immaculate two-storey home blends European-inspired craftsmanship, timeless elegance, and a thoughtful family-friendly layout. A custom mahogany front door with artisan-crafted glass sets the stage for the quality within, opening into a grand sunlit foyer framed by Brazilian cherry hardwood and soaring 9' ceilings. From the spacious living room, where a stone gas fireplace makes a bold statement, the layout flows into an elegant dining room that connects to a screened three-season room with awning, creating year-round opportunities for effortless indoor/outdoor living. The chef-inspired kitchen is designed for connection and function and features a gas cooktop, stone counters, a large island with seating, and a walk-in pantry, while the mud and laundry room with direct access to the garage ensures practical family functionality and everyday convenience. Expansive windows frame sweeping views of the private backyard and lush green space, flooding the home with natural light. Upstairs, the primary suite is its own retreat and boasts a large walk-in closet and spotless ensuite complete with dual vanities and a corner soaker tub. Two additional bedrooms, along with a four-piece bathroom and a bright bonus room, make for an ideal family layout. The walk-out lower level enhances the home's versatility, offering in-floor heating, a cozy family room anchored by a second gas fireplace and wood built-ins, a kitchenette, a fourth bedroom, and a full bathroom with steam shower, perfect for older children, long-term guests, or a caregiver. Outside, the south-facing backyard is a private oasis with mature landscaping, a covered patio, and direct access to a recreational field with a skating rink, tennis courts, soccer fields, and pathways that wind along the Elbow River. The oversized 27' wide garage provides ample space for vehicles and storage. Surrounded by extensive pathways and abundant wildlife, Discovery Ridge offers the closest thing to mountain living within city limits while still being minutes to Stoney Trail, Signal Hill Shopping Centre, and premier golf at Elbow Springs and Pinebrook. Additional features include central air conditioning, central vac, a water softener, an irrigation system, and the assurance of quality construction by Homes by AVI. Blending timeless craftsmanship with family-friendly design, this residence offers the perfect backdrop for cherished memories and everyday joy. **Don't miss the chance to make Discovery Ridge your home!**



MAIN LEVEL
1,050.22 SQ.FT.



UPPER LEVEL
1,151.19 SQ.FT.



DEVELOPED LOWER LEVEL
767.19 SQ.FT.



GRIFFITH WOODS

NATURAL ENVIRONMENT PARK



THE CITY OF
CALGARY
PARKS



A SPECIAL PARK. A SPECIAL PLACE.

Griffith Woods Natural Environment Park is remarkable for its large size (93 hectares) and spectacular setting. It is a highly valued natural asset and wonderful addition to Calgary's park system.

The area has been created by the erosion and deposition of major river actions. The vegetation communities within the area are representative of non-dammed floodway and flood plain. These include forest, meadow, and wetland communities.

This land and its diverse natural vegetation provide extensive habitat for a wide variety of wildlife. Deer, coyotes, weasels, hares, and muskrat frequently visit the area as well as the occasional moose, bear, lynx, skunk, fox, and cougar. Over 70 species of birds can also be expected to visit.

Griffith Woods is one of Calgary's three "special protection" natural environment parks along with the Inglewood Bird Sanctuary and Weaselhead. Special Protection Natural Environment Parks are of the highest significance to wildlife within Calgary.

PARK IMPROVEMENT PROJECTS

WASHROOM FACILITY

A new washroom facility is to be constructed in fall 2004. The facility design is intended to be site-specific and sensitive to the natural setting and history. The architects will try to incorporate local park elements such as native plant materials and natural rock, where possible.

The architects and project manager are working with various municipal and provincial authorities to obtain the permits required prior to construction.

PARK RESTORATION

Prior to the establishment of the park, the area was used for agricultural and ranching purposes. Horses and cattle extensively grazed portions of the area, contributing to the introduction of non-native plant species and soil disturbance in some areas. In addition, a 138 kV powerline and a ranch road network have impacted the site.

The City of Calgary has developed a restoration program with the ultimate goal of re-establishing diverse native plant communities comprised of grass, wildflower, and shrub species. A priority is to manage the smooth brome, an aggressive, non-native, agricultural grass that is out-competing native vegetation, particularly underneath the power lines, but spreading into the forest.

Beginning in 2004, Parks will initiate a brome management program. Activities will include mowing and selective pesticide applications. Up-to-date treatment location information will be posted at the main parking entrance of Griffith Woods and signage will be posted at the specific sites where the activities are occurring.

GRIFFITH WOODS

NATURAL ENVIRONMENT PARK

PARK IMPROVEMENT PROJECTS (CONT'D)

MORE FRAGILE THAN IT LOOKS

- This site has loess soils (wind-delivered, high calcium soils) where compaction happens easily and is difficult to reverse.
- The park is home to an understory of orchids and mosses, both susceptible to trampling and disturbance.
- The combination of soils, plants, and canopy white spruce has created a provincially significant forest.
- The Elbow River, intermittent streams and springs, old ranch roads, along with beaver activity, have created unusual oxbows and perched water tables.
- The park is within the Elbow River floodway. A healthy natural environment will make the area more resilient to flood damage as well as keep our river and groundwater clean.

A PRIVILEGE. A RESPONSIBILITY.

The users of Griffith Woods have a privilege and a responsibility. They play a critical role in maintaining park health and beauty for the appreciation and enjoyment of others as well as park protection for the benefit of future generations.

Due to the fragile nature of many areas in the park, The City of Calgary requests all park users to:

- Stay on the designated trail and pathway network, or in designated areas.
- Keep dogs on leash. The fine for dogs off-leash is \$250 and will be strictly enforced.
- Pick up after your dog. The fine for failing to do so is \$250 and will be strictly enforced.
- Leave no trace. Please do not disturb wildlife, pick vegetation or leave garbage behind.

NATURAL AREAS ADOPT-A-PARK PROGRAM

The Natural Areas Adopt-A-Park program gives individuals interested in volunteering the opportunity to work collaboratively with The City of Calgary Parks to enhance Griffith Woods. The program strives to educate volunteers and park users about appropriate park use, create two-way communication between Parks staff and the public, as well as supply resources needed by volunteers for various roles and responsibilities. For further details, please call 221-4668 or email naturalaap@calgary.ca

GUIDING PRINCIPLES

The Griffith Woods Management Plan, approved by City Council in 2002, provides sound management direction for this natural environment park. It recommends compatible visitor uses and management strategies to realize and respect park objectives which include:

- To maintain the environment in its natural state, with an emphasis on maintaining and enhancing the biological diversity of the site.
- To protect areas of high quality environmental significance, and to rehabilitate/restore areas that have been previously degraded or disturbed.
- To preserve the integrity of the site as a whole, avoiding fragmentation to the greatest extent possible.
- To ensure public access (at the appropriate sensitive level) to the Elbow River and riverine area.
- To provide for passive, appropriate low-intensity human use.
- To give precedence to the protection of wildlife (both flora and fauna) and the natural resource over human use where the two come into conflict.



ABOVE: Sparrow's-egg Lady's-slipper
(*Cypripedium passerinum*)

ON THE COVER: Northern Green Bog Orchid
(*Platanthera hyperborea*)

For More Information

Natural Environment Park Management Office	3-1-1
Natural Areas Adopt-A-Park	3-1-1
By-law Enforcement	3-1-1
Fish & Wildlife	297-6423

ONLINE

www.calgary.ca/parks

Funding for Griffith Woods restoration program and washroom facilities provided through the Infrastructure Canada-Alberta Program (ICAP).



For comprehensive details and
exclusive viewings, contact us:

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NATURE AT YOUR DOORSTEP



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