

\$749,900 - 140 Discovery Drive Sw, Calgary

MLS® #A2249856

\$749,900

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Single Family on 0.02 Acres

Discovery Ridge, Calgary, Alberta

Step into modern elegance with this newly built corner-unit townhouse, perfectly situated in Griffith Pointe at Discovery Ridge. Perfectly positioned just steps from Griffith Woods, you'll enjoy sweeping valley views and endless kilometres of walking and biking trails. Within a quick 5-10 minute drive, you'll find quality schools, Westhills shopping, groceries, restaurants, and LRT access. Designed for modern living, this home offers 3 bedrooms and 3 bathrooms with just over 1,700 sqft across a smart, stylish layout. The oversized double attached garage easily accommodates a large SUV and a second vehicle, while the entry level provides a bright, versatile flex space—perfect for a gym, second office, or multipurpose room. The main floor showcases a chef-inspired kitchen with built-in appliances, designer tile backsplash, and a spacious island with breakfast bar. The kitchen flows seamlessly into the living room, anchored by a cozy gas fireplace with custom built-ins, and a dining area enhanced by a custom buffet offering both beauty and storage. A private, door-closing office creates the ideal work-from-home retreat. Expansive sliding doors lead to a large west-facing balcony, where you can enjoy spectacular sunsets and host family and friends. A powder room and cleverly designed storage complete this level. Upstairs, the primary suite feels like a private sanctuary with soaring vaulted ceilings, oversized windows overlooking the ravine, a walk-in closet, and a spa-like 5-piece ensuite



featuring dual vanities and a soaker tub. With 2 additional bedrooms a full bathroom, plus an upstairs laundry room, add daily convenience.Over \$30,000 in thoughtful upgrades make this home truly stand out: custom living room built-ins, a dining buffet, additional kitchen drawers, a dedicated office with sliding barn door and built-in desk, mirrored gym wall, and professional custom blackout window treatments.Impeccably maintained and beautifully finished, this turn-key proper ty offers an elevated lifestyle of comfort, functionality, and style in one of Calgaryâ€™s most sought-after communities.
(id:6289)

Built in 2021

Essential Information

Listing #	A2249856
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,702
Acres	0.02
Year Built	2021
Type	Single Family
Sub-Type	Bare Land Condo

Community Information

Address	140 Discovery Drive Sw
Subdivision	Discovery Ridge
City	Calgary
Province	Alberta
Postal Code	T3H4N7

Amenities

Amenities	Playground, Schools, Shopping
Features	See remarks, Other, Closet Organizers, No Smoking Home

Parking Spaces	2
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Cooktop - Gas, Dishwasher, Microwave, Garburator, Oven - Built-In, Hood Fan, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Brick, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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