\$815,000 - 138 Discovery Drive Sw, Calgary

MLS® #A2206232

\$815,000

3 Bedroom, 3.00 Bathroom, 1,689 sqft Residential on 0.03 Acres

Discovery Ridge, Calgary, Alberta

Welcome to luxury living at Griffith Pointe quietly nestled in the sought-out neighbourhood of Discovery Ridge. This premiere townhome residence is a model of quality, craftmanship, and pride-of-ownership. A meticulous standout, the exceptional home boasts exquisite interior finishes, a thoughtful 3-bedroom layout, numerous upgrades, and memorable details. Large windows allow natural light to flood the open concept living area creating an air of relaxed sophistication while 9' ceilings, wide LVP flooring, stylish lighting and fixtures add a modern flair. The stunning kitchen features extended cabinetry, quartz countertops, stainless steel appliances including a gas stove top, wall oven and beverage fridge, an expansive island with seating for 5, and a convenient pantry. An upgraded linear fireplace flanked by custom built-ins offers a lovely focal point in the comfortable living room. The generous dining area easily accommodates seating for 8 and provides access to the balcony with a gas hook-up. Completing this impressive level is a powder room with designer feature wall, floating vanity and undermount lighting. The 3rd level delivers two spacious secondary bedrooms with vaulted ceilings and good-size closets. The tranquil primary bedroom is both beautiful and bright showcasing expansive windows, walk-in closet with custom shelving and an elegant chandelier suspended from the vaulted ceiling. Not to disappoint, the owner's ensuite shares the same calibre







of finishes and is the epitome of luxe indulgence. A floating vanity with undermount lighting, separate shower and deep soaker tub offer a special spot to unwind and pamper oneself. The stylish 3rd bathroom and upper-level laundry round off this well laid out floor. The inviting main level welcomes guests with its sunny open foyer, while also giving homeowner's entry into the drywalled and painted double garage. A beneficial flex space provides a bonus area perfect for a home office or gym. The original owners have maintained the upgraded home in pristine condition. Professionally installed upgrades from the builder include a beverage fridge, linear fireplace box, built-ins, and iron stair rail. Other notable features of this magazine-worthy residence include an all-in-one heating / cooling unit, built-in speakers, black fixtures, elegant window coverings and two security cameras. This property offers balanced living and shows 10/10! Enjoy the ease of urban living near the serenity of natural wetlands, winding pathways, and proximity to Griffith Park. With convenient access to Stoney Trail and shopping, restaurants, entertainment and more, discover balanced living in Discovery Ridge.

Built in 2021

Acres

Year Built

Essential Information

MLS®#	A2206232
Price	\$815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689

0.03

2021

Residential Type

Row/Townhouse Sub-Type

Style 3 Storey Status Active

Community Information

Address 138 Discovery Drive Sw

Subdivision Discovery Ridge

City Calgary County Calgary Province Alberta Postal Code T3H 6E9

Amenities

Other **Amenities**

2 **Parking Spaces**

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Double Vanity, Kitchen Island, Quartz Counters,

Tankless Hot Water

Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage **Appliances**

Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Tankless Water Heater

Heating Forced Air Central Air Cooling

Fireplace Yes

of Fireplaces 1

Electric **Fireplaces** None

Basement

Exterior

Exterior Features Balcony Other Lot Description

Roof Asphalt Shingle

Construction Brick, Wood Frame

Poured Concrete Foundation

Additional Information

Date Listed March 29th, 2025

7

Days on Market

Zoning M-G

HOA Fees 320

HOA Fees Freq. ANN

Listing Details

Listing Office Coldwell Banker Mountain Central

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