

\$829,900 - 158 Discovery Drive Sw, Calgary

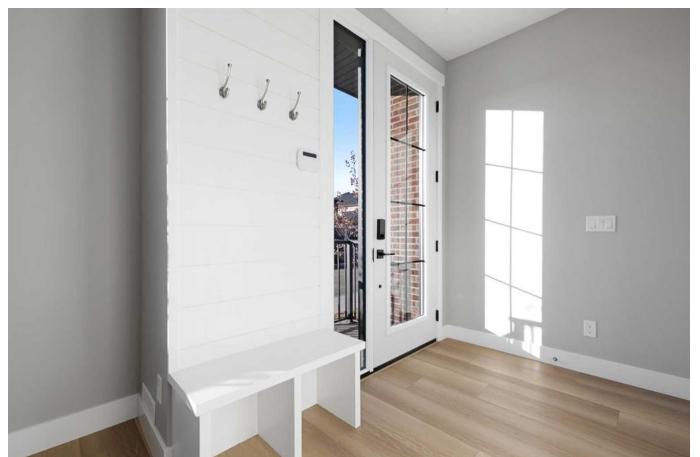
MLS® #A2199489

\$829,900

2 Bedroom, 3.00 Bathroom, 1,759 sqft
Residential on 0.02 Acres

Discovery Ridge, Calgary, Alberta

Enjoy maintenance free living in this newly built stunning corner unit townhouse in the Griffith Point complex. Located next to a gorgeous ravine with views of the valley in the prestigious Discovery Ridge community, minutes from multiple amenities including schools, shopping centers, transportation, and easy access to the Rocky Mountains. This 2 bedroom, 3 bathroom unit provides a luxurious feel throughout and boasts a convenient oversized double attached garage, large enough to store a pickup truck. Upon entry into the unit, you are met with a bright and open space, perfect for a home office. The staircase leads you upstairs to a gorgeous gourmet kitchen that comes well equipped with built-in appliances, designer tile backsplash, and a large kitchen island with a breakfast bar. The kitchen opens to a living room with a cozy gas fireplace, making for the perfect place to relax. The large dining area is great for hosting friends and family and has double sliding doors out to the sizable west facing balcony. The 2 piece powder room and multiple storage spaces complete the main floor. Upstairs, the primary bedroom is a private retreat with vaulted ceilings, huge windows overlooking the ravine, a walk-in closet, and a luxurious 5 piece ensuite, complete with dual vanities and a relaxing soaker tub. A good sized second bedroom with a 4 piece ensuite and walk in closet can be found upstairs. The upper level laundry room is placed between both bedrooms for added convenience. This unit



has been extremely well taken care of with multiple upgrades including motorized blinds throughout, railing added to the stairs, and more. Must see to appreciate the value of this pristine home!

Built in 2022

Essential Information

MLS® #	A2199489
Price	\$829,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,759
Acres	0.02
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	158 Discovery Drive Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E9

Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Rear
# of Garages	1

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings,
-------------------	---

	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 5th, 2025
Days on Market	26
Zoning	M-G
HOA Fees	315
HOA Fees Freq.	ANN

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.