

\$874,500 - 2, 130 Discovery Drive Sw, Calgary

MLS® #A2154652

\$874,500

2 Bedroom, 3.00 Bathroom, 1,715 sqft
Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Welcome to this exceptional townhouse in the fabulous new community of Griffith Pointe. A bright and modern three-storey town home with over 1700 square feet of living space. The stylish brick facade sets a sophisticated tone, while the farmhouse style of the development is young and modern. The main level features wide plank luxury vinyl flooring, high ceilings, and an open floorplan that allows natural light to fill the space from three separate elevations. The versatile office located on the main floor, could also serve as an additional bedroom or gigantic mudroom, and opens to your walkout level backyard. The heart of the home is the designer modern Chef™s kitchen with a stunning quartz-topped island featuring navy blue "nautical" colored cabinetry, complemented by high end stainless steel appliances including a six-burner gas cooktop, four door Samsung refrigerator/freezer, built-in convection oven, and beverage fridge. A custom dining area with a built-in servery and an "icele" crystal chandelier leads to a second-level "outdoor living room" overlooking lush green space. There is a gas line on the deck for a BBQ or heater. The living room is anchored by a striking floor-to-ceiling fireplace with floating shelves, tweed gray tile and unique rattan styled cabinetry. On the third level, the primary suite features a vaulted ceiling, a spacious walk-in closet, and a luxurious ensuite with a freestanding soaker tub, double quartz vanity in a fresh seafoam



color, a frameless glass shower with multiple showerheads, and heated floors. The second bedroom on this level is nearly as grand, with its own vaulted ceiling, walk-in closet, and ensuite bathroom with heated flooring. This home seamlessly combines style, comfort, and functionality, making it a true standout. Additional features include a heated garage with parking for a second vehicle on the driveway, Hunter Douglas blinds, exquisite porcelain tilework, spectacular light fixtures, high ceilings with 8' solid core doors, hot water on demand, an HRV system and incredible designer finishings. The cherry on top, this superb home is located in Discovery Ridge and provides quick access to Calgary's top private schools, an abundance of amenities in Aspen Landing, Westhill Shopping Centre and more. Take family strolls through the extensive neighborhood walkways and along the Elbow River or go enjoy the many built in recreation facilities Discovery Ridge has to offer including the river pathway system, soccer fields, squash and racquet courts. Note: There is an annual Discovery Ridge HOA fee of \$315 and the monthly condo fee of \$274.88 covers snow removal, all landscaping and window washing twice yearly.

Built in 2022

Essential Information

MLS® #	A2154652
Price	\$874,500
Sold Price	\$830,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,715
Acres	0.00

Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	2, 130 Discovery Drive Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N7

Amenities

Amenities	Picnic Area, Playground, Racquet Courts
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 1st, 2024
Date Sold September 10th, 2024
Days on Market 39
Zoning M-G
HOA Fees 315.00
HOA Fees Freq. ANN

Listing Details

Listing Office Coldwell Banker Mountain Central

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