

\$925,000 - 44, 130 Discovery Drive Sw, Calgary

MLS® #A2161472

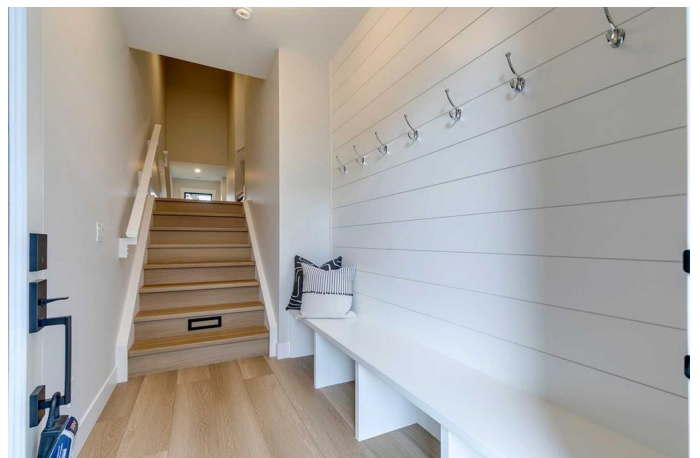
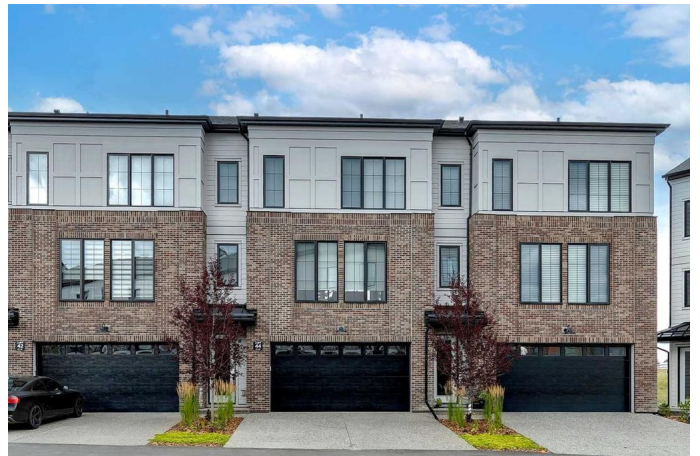
\$925,000

2 Bedroom, 3.00 Bathroom, 2,234 sqft

Residential on 0.04 Acres

Discovery Ridge, Calgary, Alberta

Welcome to Griffith Point at Discovery Ridge. Experience the charm of townhome living in this turnkey gem nestled on Discovery Drive in this picturesque part of Calgary. This luxury brownstone blends modern elegance with classic charm, set against the backdrop of serene nature and surrounded by lush, mature trees. Step inside to discover an inviting space where every detail is crafted to impress. The entry features a stylish bench and a convenient closet located near the attached double garage. Upstairs, the light-filled interiors exude warmth and sophistication, with large windows covered by Hunter Douglas blinds and ten-foot ceilings. The heart of the home—the kitchen—is a culinary delight, with quartz countertops, pristine custom built cabinetry, a custom hood fan, built-in appliances, a gas range, and a generous island perfect for enjoying wine with friends while you cooking delicious meals. The living room features a sleek modern fireplace and French sliding doors leading to a balcony with tranquil views, a perfect area to enjoy summer barbecues. A nearby dining area is ideal for hosting seasonal gatherings, and a convenient powder room finishes this level. On the upper floor, take the stairs or utilize the discreet elevator to access the well-appointed laundry room and two spacious bedrooms. Each bedroom boasts beautiful windows, vaulted ceilings, and luxurious ensuites with dual vanities, rainfall showers, freestanding tubs, and large walk-in closets with custom shelving.



The walkout lower level offers versatile space for a yoga studio or home office. This home also comes with Kinetico Dechlorinator and Kinetico 5 Stage Drinking Water Station / RO System. Enjoy easy access to the Rocky Mountains, West Hills shopping, Downtown Calgary, and Griffith Woods Park that is 93 hectares of protected park to enjoy by walking/bike paths. With top-rated schools and the Discovery Ridge shopping plaza close by, this stunning home is not to be missed!

Built in 2022

Essential Information

MLS® #	A2161472
Price	\$925,000
Sold Price	\$920,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,234
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	44, 130 Discovery Drive Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E9

Amenities

Amenities	Elevator(s), Laundry, Parking
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Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Crown Molding, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	BBQ gas line
Lot Description	Cul-De-Sac, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	August 30th, 2024
Date Sold	September 13th, 2024
Days on Market	14
Zoning	M-G
HOA Fees	300.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
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