

# \$848,800 - 34, 130 Discovery Drive Sw, Calgary

MLS® #A2164035

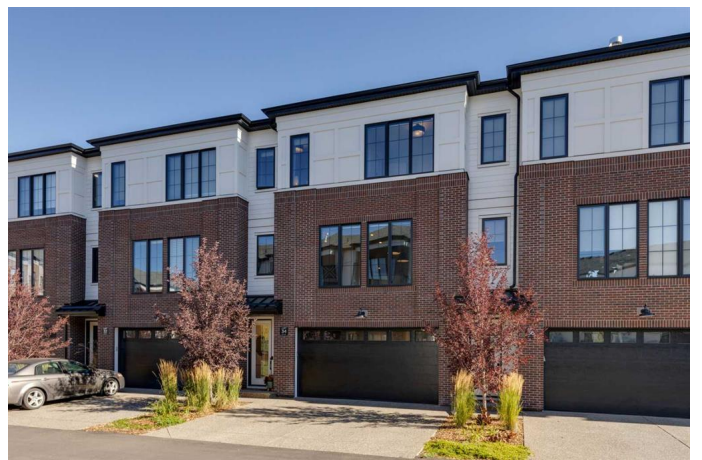
**\$848,800**

3 Bedroom, 3.00 Bathroom, 2,228 sqft

Residential on 0.04 Acres

Discovery Ridge, Calgary, Alberta

PRICE REDUCED OVER \$50,000! JUST LISTED in DISCOVERY RIDGE! Want to live in an amazing new complex, BACKING GREENSPACE & POND, NO NEIGHBOURS BEHIND, WALKOUT LOWER LEVEL, with AMAZING VIEWS, then this is it! ORIGINAL OWNERS in this incredible property. Fully finished 3 storey and EXECUTIVE FINISHINGS throughout including HIGH 9'™ CEILINGS, wide open floor plan, MASSIVE WINDOWS, REVERE PEWTER COLOURED CEILING HEIGHT CABINETRY, luxury vinyl plank flooring, quartz countertops, COFFEE BAR AREA, huge pantry, massive island, BUILT-IN OVEN & MICROWAVE, 5 BURNER GAS STOVETOP, main floor office area, gas fireplace, & huge mudroom. WIDE LVP STAIRCASE leads to the upper level with, 9'™ CEILINGS, 3 large bedrooms ALL WITH VAULTED CEILINGS, including the king sized primary, beautiful 5 PCE ensuite with FLOATING VANITY, separate OVERSIZED TILED SHOWER, free standing tub, walk-in closet, 4 PCE spare bathroom, & laundry area with cabinets. The lower WALKOUT level is beautifully finished with a cozy recreation area or use as a home gym! The HEATED DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized trucks and is beautifully finished with polyaspartic floor coating. So many extras in this home - CENTRAL AIR CONDITIONING, high efficient furnace, TANKLESS HOT WATER HEATER, 8'™ interior SOLID CORE doors, FLAT



FINISHED ceilings, pot lights, soft close drawers, under cabinet lighting, MDF shelving, underground sprinklers, the list goes on and on! \$848,800. This property is priced to sell and will not last long!

Built in 2021

### Essential Information

MLS® #	A2164035
Price	\$848,800
Sold Price	\$815,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,228
Acres	0.04
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	34, 130 Discovery Drive Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 6E9

### Amenities

Amenities	Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,
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	Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, See Remarks, Walk-Out

## Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Lawn, No Neighbours Behind, Landscaped, Level, Many Trees, Underground Sprinklers, Private, Views, Wooded
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	September 9th, 2024
Date Sold	October 23rd, 2024
Days on Market	44
Zoning	M-G
HOA Fees	315.00
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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