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158 Discovery Drive SW  
Calgary, Alberta

MLS # A2191611



**\$839,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,759 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Rear		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape, Street Lighting, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 243
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Refrigerator, Stove, Oven, Dishwasher, Hoodfan, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener with Control(s)		

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!