

# \$774,500 - 138 Discovery Drive Sw, Calgary

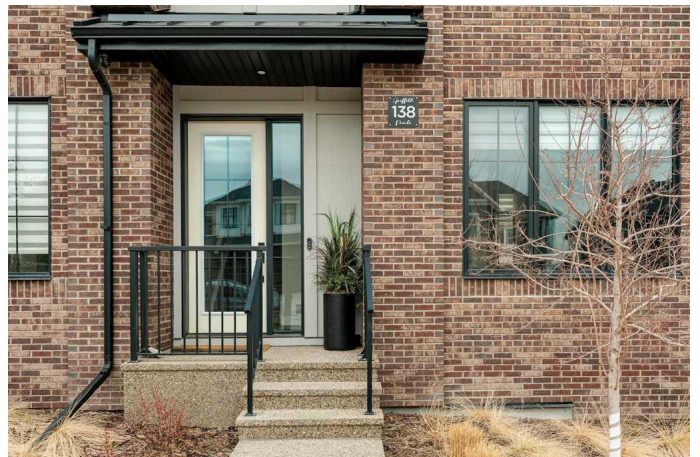
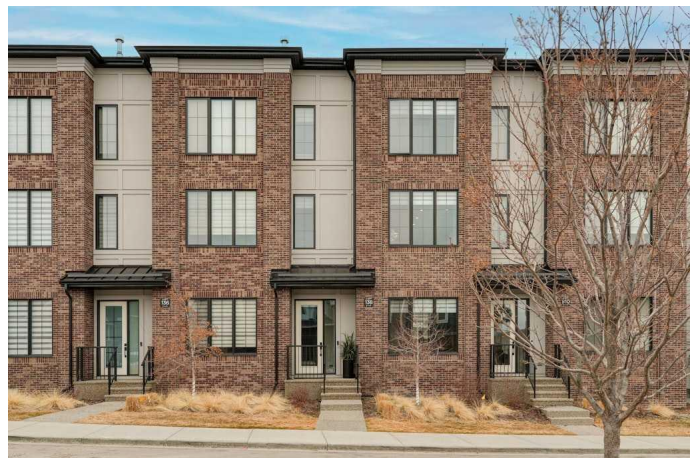
MLS® #A2206232

**\$774,500**

3 Bedroom, 3.00 Bathroom, 1,689 sqft  
Residential on 0.03 Acres

Discovery Ridge, Calgary, Alberta

SIGNIFICANT \$25,000 Price Improvement offers Undeniable Value. An Amazing Opportunity for the Discerning Buyer! Welcome to luxury living at Griffith Pointe quietly nestled in the sought-out neighbourhood of Discovery Ridge. This premiere townhome residence is a model of quality, craftsmanship, and pride-of-ownership. A meticulous standout, the exceptional home boasts exquisite interior finishes, a thoughtful 3-bedroom layout, numerous upgrades, and memorable details. Large windows allow natural light to flood the open concept living area creating an air of relaxed sophistication while 9â€™™ ceilings, wide LVP flooring, stylish lighting and fixtures add a modern flair. The stunning kitchen features extended cabinetry, quartz countertops, stainless steel appliances including a gas stove top, wall oven and beverage fridge, an expansive island with seating for 5, and a convenient pantry. An upgraded linear fireplace flanked by custom built-ins offers a lovely focal point in the comfortable living room. The generous dining area easily accommodates seating for 8 and provides access to the balcony with a gas hook-up. Completing this impressive level is a powder room with designer feature wall, floating vanity and undermount lighting. The 3rd level delivers two spacious secondary bedrooms with vaulted ceilings and good-size closets. The tranquil primary bedroom is both beautiful and bright showcasing expansive windows, walk-in closet with custom shelving



and an elegant chandelier suspended from the vaulted ceiling. Not to disappoint, the owner's ensuite shares the same calibre of finishes and is the epitome of luxe indulgence. A floating vanity with undermount lighting, separate shower and deep soaker tub offer a special spot to unwind and pamper oneself. The stylish 3rd bathroom and upper-level laundry round off this well laid out floor. The inviting main level welcomes guests with its sunny open foyer, while also giving homeowner's entry into the drywalled and painted double garage. A beneficial flex space provides a bonus area perfect for a home office or gym. The original owners have maintained the upgraded home in pristine condition. Professionally installed upgrades from the builder include a beverage fridge, linear fireplace box, built-ins, and iron stair rail. Other notable features of this magazine-worthy residence include an all-in-one heating / cooling unit, built-in speakers, black fixtures, elegant window coverings and two security cameras. This property offers balanced living and shows 10/10! Enjoy the ease of urban living near the serenity of natural wetlands, winding pathways, and proximity to Griffith Park. With convenient access to Stoney Trail and shopping, restaurants, entertainment and more, discover balanced living in Discovery Ridge.

Built in 2021

**Essential Information**

MLS® #	A2206232
Price	\$774,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,689

Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	138 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
# of Garages	2

### Interior

Interior Features	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Tankless Hot Water
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Brick, Wood Frame

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      March 29th, 2025  
Days on Market                42  
Zoning                              M-G  
HOA Fees                         320  
HOA Fees Freq.                ANN

**Listing Details**

Listing Office                    Coldwell Banker Mountain Central

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