



THE
A-TEAM

**RE/MAX
FIRST**

130 DISCOVERY Drive #24, Calgary T3H 6E9

MLS® #: **A2177334** Area: **Discovery Ridge** Listing Date: **11/04/24** List Price: **\$840,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **1,776 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,856**
 Low Sqft:
 Ttl Sqft: **1,856**

DOM

17
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Creek/River/Stream/Pond,Many Trees**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Concrete,Mixed,Vinyl Siding,Wood Frame**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Washer**
 Int Feat: **Bookcases,Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Soaking Tub,Storage,Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Lower	7`6" x 7`8"
Furnace/Utility Room	Lower	7`9" x 8`9"
Dining Room	Main	8`9" x 12`11"
Nook	Main	8`0" x 9`3"
Bedroom	Upper	9`11" x 11`11"
2pc Bathroom	Main	

Room	Level	Dimensions
Flex Space	Lower	8`9" x 10`11"
Kitchen	Main	9`6" x 13`0"
Living Room	Main	10`4" x 12`8"
Bedroom - Primary	Upper	10`10" x 10`11"
Laundry	Upper	4`11" x 6`11"
4pc Ensuite bath	Upper	

5pc Ensuite bath

Upper

Legal/Tax/Financial

Condo Fee:
\$398

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2210688**

Remarks

Pub Rmks: **Welcome to this luxurious, fully upgraded, 2 bedroom, 3 bathroom home in the upscale community of Griffith Pointe at Discovery Ridge. If you want to live in class, then this property is for you. When entering the home, you are greeted with luxury vinyl plank floors, a quaint seating area and hallway leading you to your flex room which currently set up as a calming yoga space that walks out on to one of two outdoor paces attached to the home. Heading up to the main level you step into your open stunning concept chefs kitchen complete with gas cook top, stainless steel appliances, quartz counter tops, and you own built in espresso machine all under your 9 foot ceilings. Your dining room is fitted with a custom built in buffet cabinet, is open to your kitchen and the gorgeous balcony with a view of your very own duck pond and green space. This home is made for entertaining and to impress all of your friends and family as your living room corners your kitchen and offers a massive upgraded fireplace, built in custom desk, electric blinds, custom built in shelving complete with lighting, wiring for high end surround sound and tremendous space to host guests. Your quaint and classy half bathroom finishes off the main level before heading upstairs to your third level that feels more like a retreat than a residential home. Your dual primary layout offers 2 spacious suites, the first with vaulted ceilings, gorgeous custom paint, a spa style ensuite with massive walk in shower, double sinks in the vanity, heated floors and walk in closet complete with custom wood built in's. The second is even more impressive again with vaulted ceilings and spa style ensuite but this one includes your beautiful free standing soaker tub, walk in shower and vanity with double sinks, quartz counter tops, heated floors and huge walk in closet again with custom wood built in's. Your upstairs laundry completes the top level before heading back down to finish with your insulated garage with electric lift and ample storage. The community of Discovery Ridge offers great schools, shopping, parks, path ways and easy access to the mountains. Do not miss out on your chance to own this upscale unit in one of the most desirable communities in Calgary. Book your showing today, this one won't last long!**

Inclusions:
Property Listed By: **All window coverings, built in coffee machine, lift in the garage
eXp Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













