



THE
A-TEAM

**RE/MAX
FIRST**

130 DISCOVERY Drive #54, Calgary T3H 6E9

MLS®#: **A2185639**

Area: **Discovery Ridge**

Listing Date: **01/08/25**

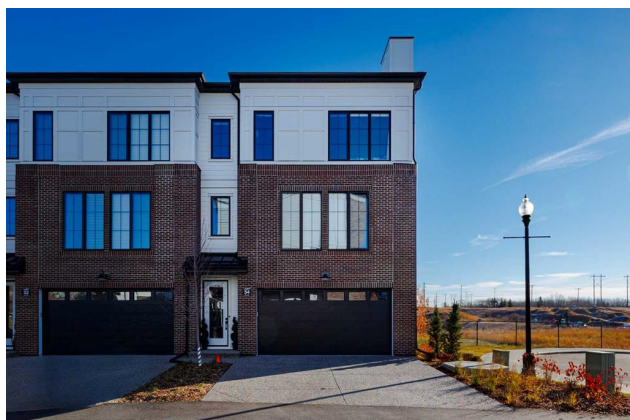
List Price: **\$829,900**

Status: **Active**

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: **1,839 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,246**
Low Sqft:
Ttl Sqft: **2,246**

DOM

14
Layout
Beds: **3 (3)**
Baths: **3.0 (2 2)**
Style: **3 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Cul-De-Sac**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Courtyard**

Construction: **Brick,Composite Siding**
Flooring: **Carpet,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		2pc Bathroom	Second	
Dining Room	Second	10`6" x 12`0"	Kitchen	Second	14`6" x 17`2"
Living Room	Second	14`10" x 15`9"	Office	Second	10`6" x 6`1"
4pc Bathroom	Third		5pc Ensuite bath	Third	
Bedroom	Third	10`1" x 11`9"	Bedroom	Third	9`10" x 11`1"
Bedroom - Primary	Third	14`7" x 12`11"	Office	Lower	14`8" x 10`8"

Legal/Tax/Financial

Condo Fee:
\$411

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

Legal Desc: **2210688**

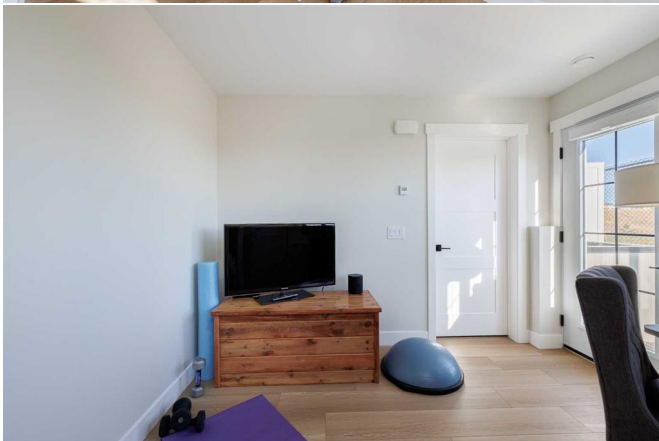
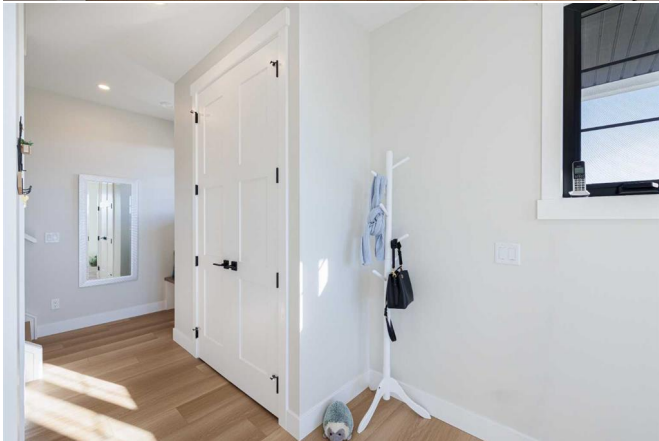
Remarks

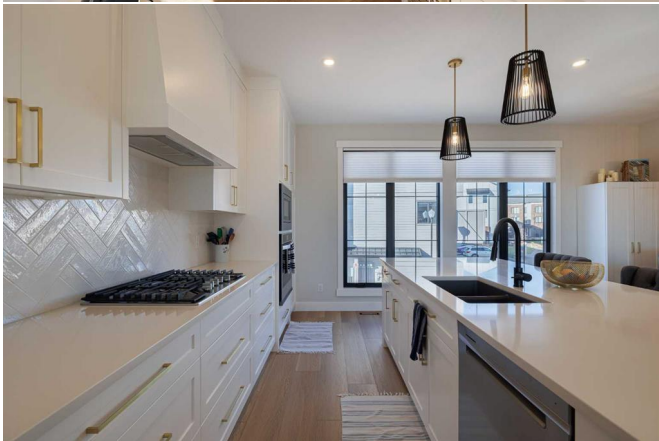
Pub Rmks: **Imagine a luxurious three-bedroom end unit brownstone with views of a reflecting pond and the beautiful Griffith Woods Park. This architectural gem combines modern elegance with high end finishing and is conveniently located in the upscale community of Griffith Pointe at Discovery Ridge. As you enter the home, you're greeted by a foyer filled with built in's, high ceilings, heated luxury vinyl plank floors and a unique flow through staircase. The open-concept living space is designed for both relaxation & entertainment, with expansive windows that frame panoramic views to the east, south and west. Natural light floods the minimalist yet warm finishes with 9 foot ceilings and 8 foot solid core doors throughout. A sleek gas fireplace serves as a centerpiece in the living area creating a cozy and inviting ambiance, especially on cooler evenings. The living room & main floor office have access to the oversized deck. Here, you can enjoy morning coffee or evening cocktails while surrounded by the views of the pond and Griffith Woods. The gourmet kitchen is a chef's dream, outfitted with sleek quartz, upgraded stainless steel appliances, custom cabinetry, trending hardware, a huge walk in pantry with coffee bar and a massive quartz island with bar seating and additional cabinetry that is perfect for hosting family and friends. The adjacent dining area is an intimate space and features custom lighting giving it a trendy glow. Each of the three bedrooms are bright and offer large windows and vaulted ceilings that invite the beauty of the outdoors into every corner. The primary bedroom is a luxurious sanctuary, overlooking the trees, forest and pond, a generous walk-in closet, and gorgeous en-suite bathroom complete with a freestanding soaking tub, dual vanities, and a 10mm glassed in shower. The other two bedrooms are equally spacious, with ample closet space and access to a well-appointed main bathroom featuring premium fixtures and finishes. A second staircase leads to a separate area of this home where you'll find the garage entrance, where you can take in the views from the landing. The lower level of the brownstone includes in-floor heat and a versatile space that can be used as a home office, gym, or media room, with direct access to a secluded patio area. Additional amenities include an oversized two-car garage, electric car charger, smart home technology, HRV, tankless water heater, eco-friendly features that enhance both comfort and energy efficiency, camera's, alarm, a gas line on the deck, AC, a water softener and so much more! This brownstone offers a rare combination of luxury, privacy, and a close connection to nature, making it a dream home for those who seek a sophisticated yet peaceful lifestyle. The City of Calgary has drained the pond behind the unit to do work - water levels will be restored once the work is done.**

Inclusions:
Property Listed By: **TV mount, electric car charger, cameras and alarm (not monitored)
RE/MAX First**

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

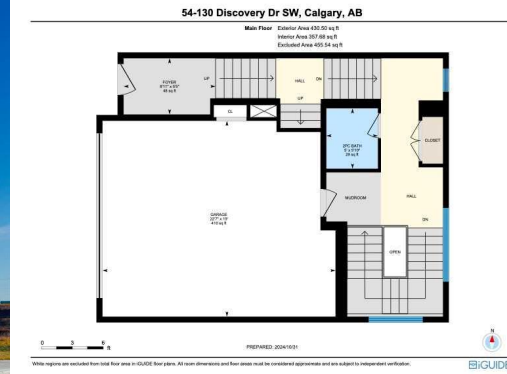
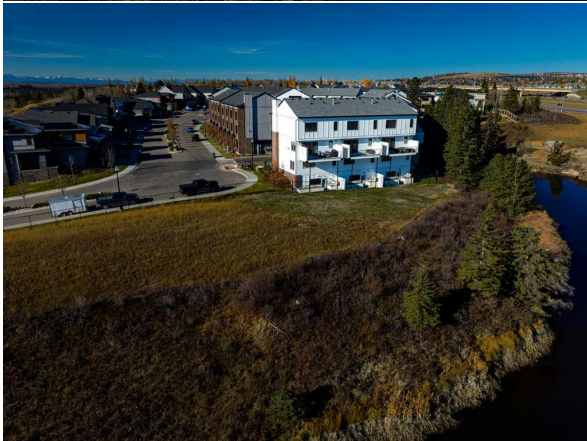




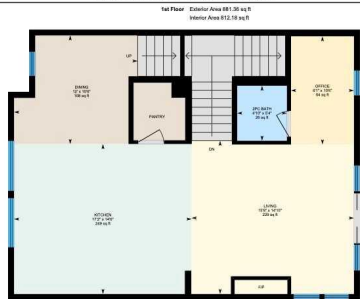








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