

## 158 DISCOVERY Drive, Calgary T3H 6E9

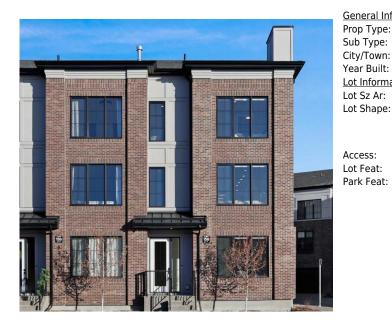
Sewer:

**Utilities:** 

List Price: \$839,900 MLS®#: A2191611 Area: **Discovery Ridge** Listing 02/05/25

Status: **Active** Calgary None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Residential Sub Type: Row/Townhouse

Calgary Finished Floor Area Year Built: 2024 Abv Saft: 1,759 Low Sqft: Lot Information

> 1,087 sqft Ttl Sqft: 1,759

DOM 17

<u>Layout</u>

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

2 (2)

2 1

2.5 (2 1)

3 Storey

Access:

Lot Feat: Low Maintenance Landscape, Street Lighting, Views

Park Feat: Double Garage Attached, Garage Door Opener, Garage Faces Rear

**Utilities and Features** 

**Asphalt Shingle** Roof: Construction:

Heating: Fireplace(s), Forced Air, Natural Gas **Brick, Vinyl Siding, Wood Frame** 

Flooring:

Carpet, Ceramic Tile, Vinyl Ext Feat: Other

> Water Source: Fnd/Bsmt:

**Poured Concrete** 

Dishwasher, Dryer, Garage Control(s), Microwave, Oven, Refrigerator, Stove(s), Washer, Window Coverings Kitchen Appl:

Int Feat: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

Room Information

Room Level Dimensions Room Level Dimensions **Living Room** Main 19`8" x 11`0" Kitchen Main 13`2" x 13`1" **Dining Room** Main 12`11" x 8`9" 2pc Bathroom Main 6`4" x 5`0" **Bedroom - Primary** 11`6" x 10`9" Walk-In Closet 7`1" x 6`5" Upper Upper 5pc Ensuite bath Upper 9'2" x 8'8" Bedroom Upper 12'0" x 9'9" Walk-In Closet 6`7" x 5`6" 9`8" x 5`11" Upper 4pc Ensuite bath Upper Laundry Upper 6'9" x 4'10" Den Lower 12`0" x 9`3" Foyer Lower 8'0" x 5'4" Furnace/Utility Room Lower 4`11" x 4`7" Legal/Tax/Financial

Condo Fee: Title: Zoning: \$243 Fee Simple M-G

Fee Simple Fee Freq:

Monthly

Legal Desc: **2210688** 

Remarks

Pub Rmks:

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!

Inclusions: Refrigerator, Stove, Oven, Dishwasher, Hoodfan, Microwave, Washer, Dryer, Window Coverings, Garage Door Opener with Control(s)

Property Listed By: Greater Property Group

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







