



THE
A-TEAM

**RE/MAX
FIRST**

158 DISCOVERY Drive, Calgary T3H 6E9

MLS®#: **A2191611** Area: **Discovery Ridge** Listing Date: **02/05/25** List Price: **\$839,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2024**
Lot Information
 Lot Sz Ar: **1,087 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,759**
 Low Sqft:
 Ttl Sqft: **1,759**

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

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

Access:
 Lot Feat: **Low Maintenance Landscape, Street Lighting, Views**
 Park Feat: **Double Garage Attached, Garage Door Opener, Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s), Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

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

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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	Upper	11`6" x 10`9"	Walk-In Closet	Upper	7`1" x 6`5"
5pc Ensuite bath	Upper	9`2" x 8`8"	Bedroom	Upper	12`0" x 9`9"
Walk-In Closet	Upper	6`7" x 5`6"	4pc Ensuite bath	Upper	9`8" x 5`11"
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:
\$243

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-G

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











