

# \$799,900 - 140 Discovery Drive Sw, Calgary

MLS® #A2249856

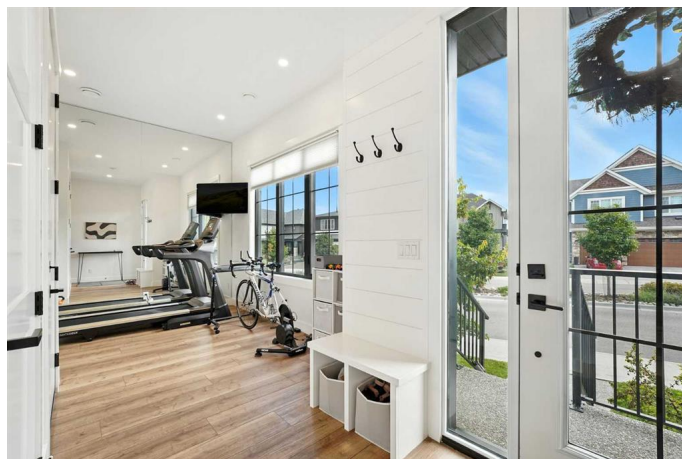
**\$799,900**

3 Bedroom, 3.00 Bathroom, 1,471 sqft

Residential on 0.02 Acres

Discovery Ridge, Calgary, Alberta

**\*\*Open House Sat & Sun, Aug 23 & 24 from 2-4 pm\*\*** Discover maintenance-free luxury in this stunning, newly built corner-unit townhouse in Griffith Pointe at Discovery Ridge. Perfectly positioned within steps to Griffith Woods, complete with sweeping valley views and kilometres of walking and biking trails. Within a 5-10 minute drive of quality schools, Westhills shopping center, groceries, restaurants and LRT access. Featuring three bedrooms and three bathrooms, the layout is designed for modern living. The oversized double attached garage accommodates a large SUV and car, and the entry level offers a bright and versatile flex space, ideal for a gym, second office, or multipurpose room. The main floor showcases a gourmet kitchen with built-in appliances, designer tile backsplash, and a spacious island with breakfast bar, opening to a living room anchored by a cozy gas fireplace with custom built-ins, and a dining area enhanced by a custom buffet for additional storage. A private office with a closing door provides the perfect work-from-home retreat. Expansive sliding doors lead to a large west-facing balcony, where you can enjoy sunsets and entertain family and friends. A powder room and smart storage complete this level. Upstairs, the primary suite is a private sanctuary with vaulted ceilings, oversized windows overlooking the ravine, a walk-in closet, and a spa-like five-piece ensuite featuring dual vanities and a soaker tub. A generous second bedroom with ensuite and



walk-in closet, along with an upstairs laundry room, add convenience. Over \$30,000 in thoughtful upgrades elevate the home, including custom living room built-ins, a dining buffet, additional kitchen drawers, a dedicated office with sliding barn door and built-in desk, a mirrored gym wall, and professional custom blackout window treatments! Impeccably maintained and beautifully finished, this turn-key home offers exceptional comfort, functionality, and style in one of Calgary’s most sought-after communities.

Built in 2021

**Essential Information**

MLS® #	A2249856
Price	\$799,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,471
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	140 Discovery Drive Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N7

**Amenities**

Amenities	Picnic Area, Playground, Racquet Courts
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Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Oven, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Walk-Out, Partial

## Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 20th, 2025
Zoning	M-G
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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