

**134 Discovery Drive SW  
Calgary, Alberta**

**MLS # A2192809**



**\$799,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,701 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Attached TV in Living Room.

BEAUTIFUL AIR CONDITIONED ESTATE END UNIT TOWNHOUSE IN GRIFFITH POINTE.... ONE OF THE BEST LOCATIONS IN THE COMPLEX!!! . This original owner home shows like new. Offering many builder upgrades. Amazing bright kitchen, under counter lighting, high ceilings, upgraded appliances including built-in oven, gas stove, hood fan, dishwasher and built-in microwave. 8ft solid core interior doors, Engineered hardwood plank flooring through out. The kitchen countertops and appliances were upgrades. Large dining area with double sliding doors leading to the deck. The living room has a gas fireplace, attached wall mount TV is included. Upstairs features 2 large bedrooms each with their own ensuites, double sinks, under cabinet lighting and walk in closets with built-ins. Separate laundry room with built-in cabinets. Double oversize garage is drywalled and insulated. The garage also has a power storage shelving unit. (\$3500). Discovery Ridge is a very desirable community with walking paths and easy access to Griffith Park and other specialty shops.