



**GRASSROOTS**  
REALTY GROUP

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**134 Discovery Drive SW**  
**Calgary, Alberta**

**MLS # A2237690**



**\$775,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,773 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	M-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Attached TV in living room

OPEN HOUSE &ndash; Sat July 19 (1-3pm) This end unit townhome, with a south and west exposure and a view of the Tsuu T'ina hills, is bathed in the warmth of the sun, morning through early evening &ndash; BRIGHT & WARM - STUNNING! Just three years young, at the end of the drive and a short walk to the wilds of Griffith Woods and the Elbow River valley, a FANTASTIC LOCATION! This home measures 1773 sq ft above grade, with an attached two car garage, shows like new and is available for immediate possession. Highlights here include &quot; ceilings on all three levels, &quot; solid core doors, wideplank vinyl flooring through the main level, designer lighting and window coverings, a kitchen featuring a gas cooktop and wall oven and a center island breakfast bar, quartz countertops throughout and Central A/C. The entrance and garage access share a generous foyer/mud room. The main level easily accommodates a living room, large dining space, a fantastic kitchen and access to a large deck for your summer dinners. The third level offers two bedrooms, each with en suites and walk-in closets &ndash; NICE! This is a great location in Discovery, surrounded by estate homes and providing easy access in and out of the community. CALL TODAY TO VIEW!