



GRASSROOTS
REALTY GROUP

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468 Discovery Place SW
Calgary, Alberta

MLS # A2256159



\$1,450,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,771 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Creek/River/Stream/Pond, Cul-De-Sac, Low Maintenance Landscape, No Nei		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: NONE

****OPEN HOUSE: 1-3 PM SAT&SUN SEP 13&14,2025**** Welcome to The Pointe in Discovery Ridge – where luxury living meets natural beauty. This executive 2-storey walkout by RareBuilt offers over 3,500 sqft of elegant, functional space backing directly onto protected wetlands. Originally purchased new and gently lived in for just one year, the home feels brand new and is move-in ready. Step inside to soaring 20’ ceilings, expansive windows, hardwood floors, and a tile-surround gas fireplace that anchors the open-concept main floor. The chef’s kitchen is a showstopper—featuring Dekton countertops, full-height cabinetry, a walk-through pantry, and a premium KitchenAid appliance package including a gas cooktop and wall oven. The 22’ x 11’ deck offers tranquil views of Discovery’s lush, tree-lined reserve. Upstairs, the spacious primary suite includes a spa-inspired 5-pc ensuite with heated floors, soaker tub, and oversized walk-in closet. Two more bedrooms each feature walk-in closets, plus a bonus room, large laundry, and dual vanity bath complete the upper level. The fully finished walk-out basement includes a cozy fireplace, 4th bedroom, full bath, and covered patio surrounded by mature 20’ trees for exceptional privacy. An oversized 27’ wide garage and mudroom add everyday convenience. Located on a pie lot just minutes to Griffith Woods, amenities, top schools, the ring road, and the Rockies. Backed by Alberta New Home Warranty. A rare find—don’t miss it!