



GRASSROOTS
REALTY GROUP

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134 Discovery Drive SW
Calgary, Alberta

MLS # A2192809



\$799,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 274
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	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.