

134 Discovery Drive SW
Calgary, Alberta

MLS # A2237690

\$775,000

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

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

Inclusions: Attached TV in living room

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 & 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 9's ceilings on all three levels, 8's 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 & 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!