



**GRASSROOTS**

REALTY GROUP

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**460 Discovery Place SW  
Calgary, Alberta**

**MLS # A2300011**



**\$1,650,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,090 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Triple Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Interior Lot, Level, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** Appliance Package as Spec'd

Thoughtfully designed and beautifully finished, this brand-new home in Discovery Ridge offers a refined blend of modern style and everyday functionality. Featuring 4 bedrooms and 2.5 bathrooms, with over 3,000 sq ft of developed living space across the main and upper levels, the layout is both spacious and practical, ideal for growing families or those who love to entertain. The main floor is bright and open, anchored by a stunning kitchen featuring custom cabinetry, quartz countertops, a large central island with eating bar, and a full stainless steel appliance package including a gas range. The adjoining dining and great room flow seamlessly together, creating an inviting space for gatherings, while a dedicated main floor study adds flexibility for work or quiet retreat. A generous mudroom with built-ins connects to the triple car garage with 8" steel insulated overhead doors, keeping everyday life organized and functional. Upstairs, the home continues to impress with a well-designed layout that includes four bedrooms, a vaulted bonus room, and convenient upper-level laundry. The primary suite is a true retreat, complete with a spacious walk-in closet and a beautifully finished ensuite featuring a custom tiled shower and a deep soaker tub. Quality finishes are evident throughout, including luxury vinyl plank flooring, designer lighting, and a gas fireplace that adds warmth and character to the main living space. Built with comfort and efficiency in mind, the home includes a high-efficiency furnace, tankless hot water system, and heat recovery ventilation. The walkout lower level offers excellent potential for future development, while the exterior is equally impressive with Hardie board siding, stone accents, triple-pane windows, and a vinyl rear deck with aluminum railing overlooking the yard. Final grading and loam will be included, offering a clean starting point for

future landscaping. Located in the sought-after community of Discovery Ridge, this home offers a rare opportunity to own a brand-new property in a well-established setting surrounded by natural pathways, green space, and just minutes from Griffith Park and the Bow River valley. Estimated completion: Early Summer 2026