



GRASSROOTS
REALTY GROUP

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138 Discovery Drive SW
Calgary, Alberta

MLS # A2329369



\$734,900

Division:	Discovery Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,689 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 298
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Tankless Hot Water		

Inclusions: 2 security cameras, garage remote, all keys, rubber gym floor, garage keypad.

Experience upscale living in Griffith Pointe, located in the highly desirable community of Discovery Ridge. This beautifully maintained 3-bedroom townhome offers nearly 1,700 sq. ft. of thoughtfully designed living space with premium finishes throughout. The bright open-concept main floor features 9' ceilings, luxury vinyl plank flooring, oversized windows, and a stylish linear fireplace with custom built-ins. The modern kitchen is equipped with extended cabinetry, quartz countertops, a large island, gas cooktop, built-in wall oven, beverage fridge, and pantry. The dining area opens onto a private balcony with a gas line, making it perfect for entertaining. Upstairs, you'll find a spacious primary retreat with vaulted ceilings, a custom walk-in closet, and a luxurious 5-piece ensuite with a soaker tub and separate shower. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the level. The entry level offers a welcoming foyer, a flexible space ideal for a home office or gym, and access to the attached double garage. Additional features include central air conditioning, built-in speakers, security cameras, and numerous builder upgrades. Surrounded by walking paths, wetlands, Griffith Woods Park, and just minutes from shopping, restaurants, and Stoney Trail, this move-in-ready home offers the perfect blend of comfort, style, and convenience.