



GRASSROOTS
REALTY GROUP

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460 Discovery Place SW
Calgary, Alberta

MLS # A2331719



\$1,499,900

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,090 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Level, No Neighbours Behind, Pie Shape		

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

Fully completed and ready for its first owners, this beautifully finished new home in Discovery Ridge combines modern design, quality craftsmanship, and a layout created for comfortable everyday living. Offering four bedrooms, 2.5 bathrooms, and over 3,000 sq. ft. across the main and upper levels, the home provides generous space for family life, entertaining, and working from home. The bright, open main floor is centred around a striking kitchen with custom cabinetry, quartz countertops, a large island with seating, and a complete stainless steel appliance package that includes a gas range. The adjoining dining area and great room create a natural gathering space, complemented by a gas fireplace that brings warmth and character to the room. A dedicated main-floor study provides a private and flexible space for an office, homework area, or quiet retreat. A spacious mudroom with built-in storage connects directly to the triple attached garage, complete with 8-foot insulated steel overhead doors. This practical transition space helps keep coats, shoes, and everyday essentials organized. Upstairs, four well-proportioned bedrooms are joined by a vaulted bonus room and conveniently located laundry. The primary suite offers a comfortable escape with a generous walk-in closet and a beautifully appointed ensuite featuring a deep soaker tub and custom tiled shower. Luxury vinyl plank flooring, carefully selected lighting, and cohesive finishes carry throughout the home. Designed with efficiency and year-round comfort in mind, the property includes a high-efficiency furnace, tankless hot water system, heat recovery ventilation, and triple-pane windows. The unfinished walkout basement provides excellent potential to add further living space tailored to the needs of its future owners. The exterior is finished with Hardie board siding, stone accents, and a vinyl rear

deck with aluminum railing overlooking the yard. Final grading and loam are included, providing a clean foundation for future landscaping.

Set within the established community of Discovery Ridge, the home is surrounded by pathways, green space, and beautiful natural surroundings, with Griffith Woods Park and the Bow River valley only minutes away. It is a rare opportunity to enjoy the benefits of a newly completed home in one of Calgary's most scenic and established communities.