

# \$749,900 - 140 Discovery Drive Sw, Calgary

MLS® #A2249856

**\$749,900**

3 Bedroom, 3.00 Bathroom, 1,702 sqft

Residential on 0.02 Acres

Discovery Ridge, Calgary, Alberta

Step into modern elegance with this newly built corner-unit townhouse, perfectly situated in Griffith Pointe at Discovery Ridge. Perfectly positioned just steps from Griffith Woods, youâ€™ll enjoy sweeping valley views and endless kilometres of walking and biking trails. Within a quick 5â€“10 minute drive, youâ€™ll find quality schools, Westhills shopping, groceries, restaurants, and LRT access.

Designed for modern living, this home offers 3 bedrooms and 3 bathrooms with just over 1,700 sqft across a smart, stylish layout. The oversized double attached garage easily accommodates a large SUV and a second vehicle, while the entry level provides a bright, versatile flex spaceâ€”perfect for a gym, second office, or multipurpose room.

The main floor showcases a chef-inspired kitchen with built-in appliances, designer tile backsplash, and a spacious island with breakfast bar. The kitchen flows seamlessly into the living room, anchored by a cozy gas fireplace with custom built-ins, and a dining area enhanced by a custom buffet offering both beauty and storage. A private, door-closing office creates the ideal work-from-home retreat. Expansive sliding doors lead to a large west-facing balcony, where you can enjoy spectacular sunsets and host family and friends. A powder room and cleverly designed storage complete this level.



Upstairs, the primary suite feels like a private sanctuary with soaring vaulted ceilings, oversized windows overlooking the ravine, a walk-in closet, and a spa-like 5-piece ensuite featuring dual vanities and a soaker tub. With 2 additional bedrooms a full bathroom, plus an upstairs laundry room, add daily convenience.

Over \$30,000 in thoughtful upgrades make this home truly stand out: custom living room built-ins, a dining buffet, additional kitchen drawers, a dedicated office with sliding barn door and built-in desk, mirrored gym wall, and professional custom blackout window treatments.

Impeccably maintained and beautifully finished, this turn-key property offers an elevated lifestyle of comfort, functionality, and style in one of Calgary’s most sought-after communities.

Built in 2021

**Essential Information**

MLS® #	A2249856
Price	\$749,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,702
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	140 Discovery Drive Sw
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Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4N7

### **Amenities**

Amenities	Playground, Racquet Courts, Picnic Area
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

### **Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 20th, 2025
Days on Market	42
Zoning	M-G
HOA Fees	325
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    eXp Realty

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