

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

MLS® #A2249856

**\$749,900**

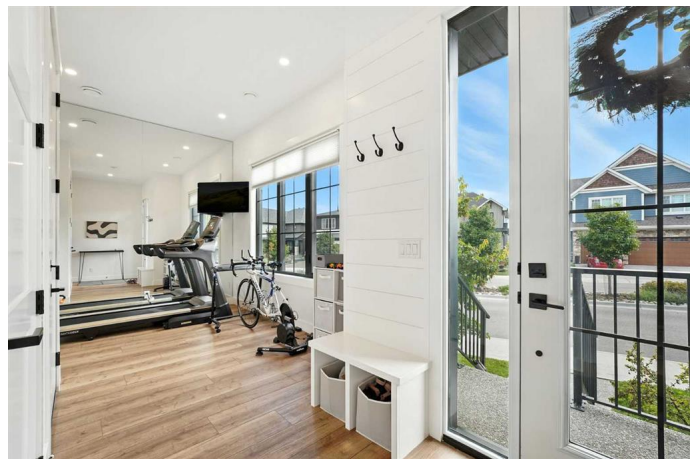
3 Bedroom, 3.00 Bathroom, 1,702 sqft  
Residential on 0.02 Acres

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, you'll enjoy sweeping valley views and endless kilometres of walking and biking trails. Within a quick 5-10 minute drive, you'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 space—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 |
|---------|------------------------|

|             |                 |
|-------------|-----------------|
| Subdivision | Discovery Ridge |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T3H 4N7         |

### **Amenities**

|                |                                         |
|----------------|-----------------------------------------|
| Amenities      | Playground, Picnic Area, Racquet Courts |
| 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 | 70                |
| Zoning         | M-G               |
| HOA Fees       | 325               |
| HOA Fees Freq. | ANN               |

Listing Details

Listing Office                    eXp Realty

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