

**134 Discovery Drive SW**  
**Calgary, Alberta**
**MLS # A2237690**

**\$775,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Discovery Ridge        |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 3 (or more) Storey     |               |                  |
| <b>Size:</b>     | 1,773 sq.ft.           | <b>Age:</b>   | 2021 (4 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                                                                                   |                   |        |
|--------------------|---------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                                                        | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl                                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                   | <b>Condo Fee:</b> | \$ 274 |
| <b>Basement:</b>   | None                                                                                              | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Composite Siding                                                                           | <b>Zoning:</b>    | M-G    |
| <b>Foundation:</b> | Poured Concrete                                                                                   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |                   |        |

**Inclusions:** Attached TV in living room

OPEN HOUSE &ndash; Sat July 19 (1-3pm) This end unit townhome, with a south and west exposure and a view of the Tsuu T'ina hills, is bathed in the warmth of the sun, morning through early evening &ndash; BRIGHT & WARM - STUNNING! Just three years young, at the end of the drive and a short walk to the wilds of Griffith Woods and the Elbow River valley, a FANTASTIC LOCATION! This home measures 1773 sq ft above grade, with an attached two car garage, shows like new and is available for immediate possession. Highlights here include &quot; ceilings on all three levels, &quot; solid core doors, wideplank vinyl flooring through the main level, designer lighting and window coverings, a kitchen featuring a gas cooktop and wall oven and a center island breakfast bar, quartz countertops throughout and Central A/C. The entrance and garage access share a generous foyer/mud room. The main level easily accommodates a living room, large dining space, a fantastic kitchen and access to a large deck for your summer dinners. The third level offers two bedrooms, each with en suites and walk-in closets &ndash; NICE! This is a great location in Discovery, surrounded by estate homes and providing easy access in and out of the community. CALL TODAY TO VIEW!