

34, 130 Discovery Drive SW
Calgary, Alberta

MLS # A2164035



\$899,900

Division:	Discovery Ridge		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	2,228 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	0.04 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 324
Basement:	Separate/Exterior Entry, Finished, See Remarks, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE SUNDAY SEPT 15, 1-4PM. JUST LISTED in DISCOVERY RIDGE! Want to live in an amazing new complex, BACKING GREENSPACE & POND, NO NEIGHBOURS BEHIND, WALKOUT LOWER LEVEL, with AMAZING VIEWS, then this is it! ORIGINAL OWNERS in this incredible property. Fully finished 3 storey and EXECUTIVE FINISHINGS throughout including HIGH 9’ CEILINGS, wide open floor plan, MASSIVE WINDOWS, REVERE PEWTER COLOURED CEILING HEIGHT CABINETRY, luxury vinyl plank flooring, quartz countertops, COFFEE BAR AREA, huge pantry, massive island, BUILT-IN OVEN & MICROWAVE, 5 BURNER GAS STOVETOP, main floor office area, gas fireplace, & huge mudroom. WIDE LVP STAIRCASE leads to the upper level with, 9’ CEILINGS, 3 large bedrooms ALL WITH VAULTED CEILINGS, including the king sized primary, beautiful 5 PCE ensuite with FLOATING VANITY, separate OVERSIZED TILED SHOWER, free standing tub, walk-in closet, 4 PCE spare bathroom, & laundry area with cabinets. The lower WALKOUT level is beautifully finished with a cozy recreation area or use as a home gym! The HEATED DOUBLE ATTACHED GARAGE is large enough to fit 2 full sized trucks and is beautifully finished with polyaspartic floor coating. So many extras in this home - CENTRAL AIR CONDITIONING, high efficient furnace, TANKLESS HOT WATER HEATER, ’ interior SOLID CORE doors, FLAT FINISHED ceilings, pot lights, soft close drawers, under cabinet lighting, MDF shelving, underground sprinklers, the list goes on and on! \$899,900. This property is priced to sell and will not last long!