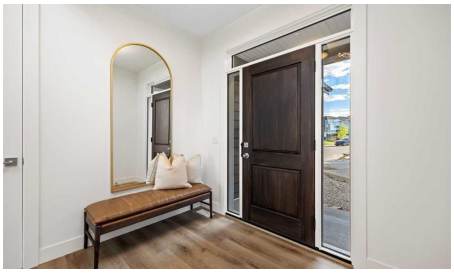
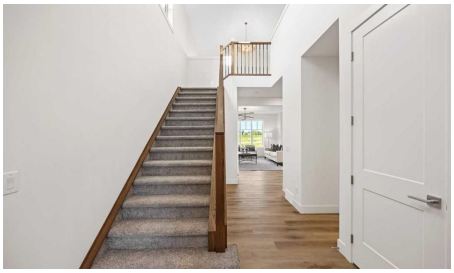
460 Discovery Place SW

Calgary | Active | MLS® A2331719

$1,449,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2025**	**3,157 sq. ft.**

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Listed by eXp Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331719
Bedrooms	4

Bathrooms	3
Year Built	2025
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	3,157 sq. ft.
Main Level Finished Area:	1,354 sq. ft.
Upper Level Finished Area:	1,803 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	6,479 sq. ft.
Lot Frontage:	24'8"
Front Exposure:	Southwest
Levels:	Two
Total Rooms Above Grade:	10
Year built:	2025 (Age: 1)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)

Num Ensuite Baths:	1
Plan:	1810359
Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Unfinished, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Great Room
Garage:	Yes
Garage Spaces:	3
Parking:	Aggregate, Front Drive, Garage Door Opener, Triple Garage Attached
Parking Places:	6
Parking Total/Covered:	6 / -
Laundry Features:	Laundry Room, Upper Level
HOA Fee:	$325.00
City Quadrant:	Southwest
Community:	Discovery Ridge
Amenities:	None
Appliances:	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator
Inclusions:	N/A

Restrictions:	Restrictive Covenant, Utility Right Of Way
Main Floor	Great Room · 16'6" × 15'6" ·
Main Floor	Dining Room · 14' × 12' ·
Main Floor	Den · 15'7" × 10'1" ·
Main Floor	Kitchen · 18'4" × 9'8" ·
Main Floor	Pantry · 8'4" × 6'3" ·
Main Floor	Mud Room · 14'3" × 7'2" ·
Main Floor	Foyer · 8'8" × 8'7" ·
Upper Level	Bonus Room · 15'5" × 13'8" ·
Upper Level	Laundry · 8'8" × 8'6" ·
Upper Level	Bedroom - Primary · 19'6" × 19'3" ·
Upper Level	Walk-In Closet · 14'7" × 11'6" ·
Upper Level	Bedroom · 13'7" × 11'7" ·
Upper Level	Bedroom · 13'7" × 10'1" ·
Upper Level	Bedroom · 11'4" × 10'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Yard, Cul-De-Sac, Interior Lot, Level, No Neighbours Behind, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W

Zoning:	R-G
Listed Date:	Jul 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/460-discovery-place-sw-calgary-a2331719/

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.