

14 Discovery Woods Villas SW
Calgary, Alberta

MLS # A2273726



\$625,000

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,324 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Built-in Ceiling Speakers, Alarm Equipment (only), Patio Furniture on Deck & Dinette/Eating Bar Furniture Negotiable		

PRICE REDUCED - Ready to Right-Size your Lifestyle Without Compromise? This Exceptional Villa presents a rare opportunity to enjoy refined, maintenance-free living in the highly sought-after community of Discovery Ridge. Perfectly positioned in a quiet enclave backing onto a private green space with Mature Trees to provide noise abatement, this home offers nearby access to Scenic Pathways leading to the breathtaking Griffith Woods Natural Reserve. From the moment you step inside, you'll appreciate the bright, freshly painted open-concept design, highlighted by 9-foot Ceilings and Central Air Conditioning for year-round comfort. A Welcoming front Flex Room provides versatile space for a Home Office, Sitting Area, Studio, or Fitness Room, complemented by a nearby Powder Room. The Spacious Primary Suite serves as a Private Retreat, complete with a Walk-in Closet and a well-appointed 4-piece Ensuite. Convenient Main-Floor Laundry is ideally situated just off the Kitchen. Thoughtfully designed for both everyday living and entertaining, the Modern Kitchen features Granite Countertops, Maple Cabinetry, and a generous wrap-around Island with Seating. The Dining Area flows seamlessly into the inviting Great Room, where a full wall of windows fills the space with natural light. A cozy Fireplace creates a warm focal point, while Patio Doors open to a Generous Sized Deck overlooking the tranquil natural setting—perfect for relaxing or hosting guests. The Fully Developed Lower Level expands your living space with a Private Guest Retreat, a spacious second Bedroom with oversized window and dual closets, a full bathroom, and flexible areas ideal for a Home Office, Gym, Hobby Room, or Multi-generational Living (or for a Caregiver). A Welcoming Family Room with Gas Fireplace, built-in Cabinetry, and ceiling speakers

provides additional comfort and style. Direct access to the Oversized, Insulated Double Attached Garage adds convenience, with ample storage. Note there is space for future elevator or stair lift for long-term accessibility. Offering over 2,100 Square Feet of beautifully finished living space, this home is nestled within a well-managed, pet-friendly complex (with board approval), surrounded by parkland and natural beauty. An Exceptional Property. A Peaceful Setting. A Turnkey Lifestyle designed for your next chapter. (Note: Some photos are virtually staged.)