

**56 Discovery Woods Villas SW
Calgary, Alberta**

MLS # A2284861



\$698,000

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,337 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 586
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: security system hardware

Nestled in a private and peaceful pocket of Discovery Ridge, this beautifully refreshed Villa Bungalow offers a marvelous, maintenance-free lifestyle & a total of 1925 sq ft of developed living space. As the coveted END UNIT facing South, the home is drenched in natural light and enjoys one of the community's premier positions—siding onto a tranquil park and seating area that enhances both privacy and serenity. Step inside to a bright, Open Floor Plan with 9 ft ceilings and fresh paint & newer flooring throughout. The inviting living room is truly the heart of the home, showcasing picturesque treed views and a cozy fireplace that sets the perfect tone for relaxation. The adjoining kitchen features abundant granite counter space, stainless steel appliances, a pantry, and a casual eating nook—ideal for everyday living. For gatherings of friends and family, the formal dining room offers a warm and elegant setting. Thoughtfully separated sleeping quarters include a wonderfully spacious primary bedroom complete with a generous walk-in closet and a well-appointed ensuite featuring a soaker tub and separate shower. A large secondary bedroom provides the perfect space for guests or grandchildren, while a full additional bathroom completes the main level. The lower level extends your living space with a welcoming family room, a full bath, a guest bedroom or office, and convenient laundry. Both the front and rear balconies offer inviting outdoor retreats—perfect for morning coffee, evening grilling, or simply enjoying the peaceful surroundings. The location is truly outstanding. You're mere steps from pathways ideal for biking, leisurely strolls, and exploring the breathtaking Griffith Woods Park. Discovery Woods Villas is just minutes from shops, restaurants, and the many amenities of Westhills and Aspen, with quick access

to major routes and all areas of the city. This is a very well-managed, beautifully maintained complex, with a healthy reserve fund, where pride of ownership is evident.