



**GRASSROOTS**  
REALTY GROUP

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## 64 Discovery Woods Villas SW Calgary, Alberta

**MLS # A2279232**



**\$684,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,340 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 586
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, High Ceilings, Pantry, Storage, Vinyl Windows		

**Inclusions:** N/A

Welcome to Discovery Woods Villas! The peaceful and serene community that is surrounded by trees, walking paths and just minutes from Griffith Woods Park. This beautifully and tastefully updated and air-conditioned home is sure to impress any discerning buyer. As you enter the foyer, notice the high ceilings, vinyl plank flooring and spacious kitchen and dining area. The kitchen has ALL NEW APPLIANCES, granite countertops, tile flooring, updated and modern lighting above the breakfast bar, a pantry, and a patio to enjoy your morning coffee. Through the hallway is your main floor laundry and a nice size office with French doors. The living room has a cozy gas fireplace with a stylish mantel and allows for access to a second balcony on the main floor equipped with a gas hook-up. Make your way past the powder room (don't miss the stylish wall treatment!) to the large primary bedroom with a walk-in closet, and updated ensuite with a walk-in shower. The fully finished lower level provides access to your double car garage and utility room with a newer hot water tank. There is also a family room with a second gas fireplace and WALK-OUT access to the patio and grass area. Down the hall is a full bathroom and second, generously sized bedroom. The added benefit of the walk-out lot is the huge windows in the family room and the bedroom. The location of this unit is truly perfect as the back patios face the green space where you are sheltered from any traffic noise. Discovery Woods Villas is a well-managed and well-maintained complex. There is no shortage of adventures to be had through the walking paths to gorgeous Griffith Woods Park and the Elbow River! Shopping and commuting are a breeze with easy access to Stoney Trail and Glenmore Trail. This home is not to be missed!

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