



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

**MLS # A2309977**



**\$669,000**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 606
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** Security System Hardware

LOVE NATURE, WALKING AND Having Easy Access to Shopping & Dining? This beautifully refreshed VILLA BUNGALOW offers a maintenance-free lifestyle nestled in a PRIVATE & PEACEFUL pocket of Discovery Ridge! On a QUIET INNER STREET, steps to the pathway system leading to GRIFFITH WOODS NATURAL FOREST RESERVE. 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, fresh paint, newer flooring & 1925 sq.' of total developed living space. 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 Dining room offers a warm, elegant setting. But could also be used for additional living area. Thoughtfully separated sleeping quarters include a 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. Some other upgraded features include: Security System, New Hot Water tank (2023).

Central air conditioned ( 2020) for your summer comfort. The location is truly outstanding. Ideal for biking, leisurely strolls, and exploring. WALK down to the local stores & restaurants. Play tennis. Skate in the winter. All kinds of outdoor activities. 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, quiet & beautifully maintained complex. No age restrictions, a healthy reserve fund, pets welcome with Board Approval & where pride of ownership is evident. the PERFECT place to call HOME!