



GRASSROOTS

REALTY GROUP

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

MLS # A2313697



\$600,000

Division:	Discovery Ridge		
Type:	Residential/Other		
Style:	Bungalow		
Size:	1,270 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Low Maintenance		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings		

Inclusions: NA

Perfectly positioned in the beautifully maintained Villa community of Discovery Ridge, this home offers a rare combination of privacy, comfort, and low-maintenance living. Backing onto a quiet, tree-lined green space, the setting feels peaceful and secluded while still being moments from the scenic pathways and natural beauty of Griffith Woods Natural Reserve. Inside, the bright and freshly painted interior features an open-concept layout with soaring 9-foot ceilings and central air conditioning for year-round comfort. A versatile front flex room provides the ideal space for a home office, reading lounge, studio, or fitness area, complemented by a conveniently located powder room nearby. The spacious primary suite serves as a private retreat, complete with a walk-in closet and a well-appointed 4-piece ensuite. Thoughtfully designed main-floor laundry, located just off the kitchen, adds everyday convenience. Designed for both entertaining and comfortable day-to-day living, the kitchen is finished with granite countertops, maple cabinetry, and a large wraparound island with seating. The dining area flows seamlessly into the inviting great room, where expansive windows fill the space with natural light. A cozy fireplace creates a warm focal point, while patio doors open onto the large rear deck overlooking the tranquil natural surroundings—an ideal setting for relaxing or hosting guests. The fully developed lower level adds exceptional versatility, offering a private guest retreat with a spacious second bedroom featuring an oversized window, dual closets, and access to a full bathroom. Additional areas provide endless flexibility for a home office, gym, hobby room, or multi-generational living setup. A comfortable family room complete with a gas fireplace, built-in cabinetry, and ceiling speakers further enhances the lower level and creates the perfect space

to unwind.