



GRASSROOTS
REALTY GROUP

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56 Discovery Woods Villas SW Calgary, Alberta

MLS # A2334494



\$625,000

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,337 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
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:	\$ 606
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: none

LOVE NATURE, WALKING AND Having Easy Access to Shopping & Dining? This beautifully refreshed VILLA BUNGALOW offers a LOCK AND LEAVE LIFESTYLE nestled in a PRIVATE & PEACEFUL pocket of Discovery Ridge! On a quiet street, steps to the pathway system leading to GRIFFITH WOODS NATURAL FOREST RESERVE. 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. BRIGHT, OPEN FLOOR PLAN with high 9 FT. Ceilings, fresh paint, newer flooring & 1925 sq.' of total developed living space. Terrific Floor Plan with options to have Living Room at the back with Fireplace. Or as it is currently staged, with main Living area at front + additional cozy sitting area near Kitchen + Dining. Adjoining Kitchen features abundant Granite counter space, Stainless steel appliances, a Pantry. Room for Casual eating nook or Seating area. For gatherings of friends and family, the Dining room offers a warm, elegant setting in whichever location you choose! Another example of great GREAT Floorplan is separated sleeping quarters offering privacy from main living spaces. Spacious Primary Bedroom is complete with a generous Walk-in Closet & well-appointed Ensuite featuring a soaker Tub and Separate Shower. Large Secondary Bedroom provides the perfect space for guests/grandchildren OR convenient Office /Hobby room! A Full additional Bathroom completes the main. Fully developed Lower level extends your living space with a large Family Room, a Full Bath, a Guest Bedroom or Office + 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!