



GRASSROOTS
REALTY GROUP

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15 Discovery Woods Villas SW Calgary, Alberta

MLS # A2340569



\$868,000

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,538 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Irregular		

Heating:	Boiler, High Efficiency, In Floor, Electric, Fireplace(s), Forced Air, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 668
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Office cabinets and basement entertainment unit.		

WELCOME to DISCOVERY WOODS VILLAS-Located on the western edge of Calgary with easy access to the Rocky Mountains, this exceptional FULLY FINISHED WALKOUT BUNGALOW VILLA is tucked away in a secluded PRIVATE enclave in the upper area of Discovery Ridge. Beautifully positioned with a SUNNY SOUTH-FACING EXPOSURE and PEACEFUL VIEWS of MATURE TREED GREEN SPACE. This spacious home offers over 2,700 sq. ft. of total developed living space. Upgrades include ensuite and lower bathroom, high-efficiency furnace, HEPA air filtration system, central air conditioning, water softener, in-floor heating, roof, back deck, epoxy heated garage flooring, garage door and opener, and composite front porch. The home is filled with natural light and features pristine hardwood flooring, beautiful custom cherry kitchen cabinetry with centre island and granite countertops. The kitchen is equipped with newer high-end stainless-steel appliances, including a Dacor refrigerator, induction range and convection oven, plus a Miele dishwasher. Hot water on demand adds another level of convenience. The spacious living room is anchored by a fabulous cast-stone fireplace, while the generous front formal dining room and private office with custom built-in cabinets provide elegant spaces for entertaining and working from home. The primary suite is a true retreat, featuring a beautifully renovated 5-piece ensuite with in-floor heating, custom shower, designer freestanding bathtub, stone countertops, and walk-in closet. A convenient 2-piece bath and laundry room complete the main floor. Step outside onto the expansive south-facing deck and enjoy peaceful views of the private, mature treed green space. The electric awning provides shade and comfort for outdoor entertaining and relaxing. A stunning curved staircase leads to

the bright lower-level walkout, featuring in-floor heating, a large private flex room with double French doors, two additional spacious bedrooms, and a beautifully renovated 4-piece bathroom with double glass-enclosed shower. The lower level offers exceptional flexibility for guests, family, or additional living space. The finished double attached garage features in-floor heating, built-in cabinetry, and custom epoxy flooring. Additional features include an extensive lighting package, central air conditioning, central vacuum, and sprinkler system. This well-managed complex has no age restrictions, and pets are welcome with board approval. Enjoy the best of maintenance-free, lock-and-go living, giving you more time to explore the extensive pathways throughout Discovery Ridge and the nearby 200-acre Griffith Woods Natural Environment Park. With its peaceful setting, sunny south-facing exposure, mature treed views, extensive upgrades, and rare walkout bungalow design, this exceptional villa offers a truly special opportunity in Discovery Woods Villas. A secluded Discovery Ridge gem — extensively upgraded, and care free living .