

\$739,900 - 77 Discovery Woods Villas Sw, Calgary

MLS® #A2118414

\$739,900

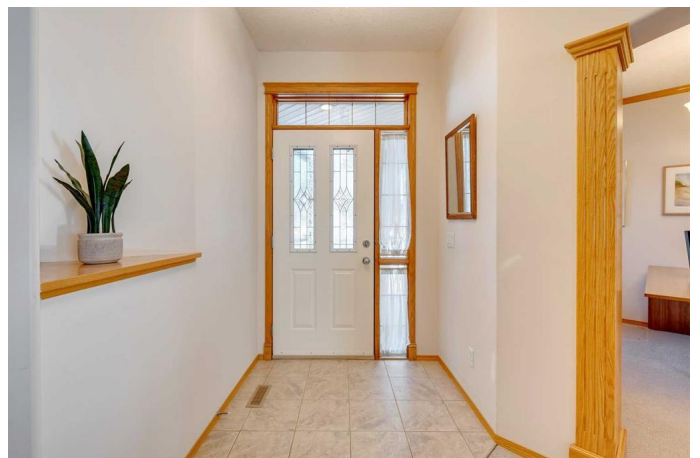
3 Bedroom, 3.00 Bathroom, 1,328 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

OPEN HOUSE SUNDAY 2PM-4PM.

Executive Villa in Discovery Woods Villas, with beautiful natural morning light that flows through this exceptional unit! Great layout, one could live on the Main Floor and never have to go down to the fully developed lower level if one did not want! The Main floor offers an Open plan with view through the Living Room that is open to the Nook and Kitchen with raised bar on the Island, Stainless Steel appliances, nice and clean look with laminate topped island. Loads of cabinetry, lots of windows with Hunter Douglas Silhouette roll blinds. The Dining Room, currently set up as a Main Floor Office, is a nice size! Main Floor Powder room also has Laundry tucked away. Double oversized garage is insulated and finished to paint. Very nice to walk in and only have 3 steps into the home! Primary bedroom is very spacious with walk-in closet and a 4pc Ensuite and a Make-up Desk, so room for an additional sink if desired! Separate shower from walk-in Tub, very desired to age in place! Lower level offers a great Family / Media Room with a Fireplace and beautiful Built-in Entertainment Area! In-floor Heating shows this unit was built with longevity in mind! Two large bedrooms, one currently used as an office, the other is super spacious with a 3-piece Ensuite Bathroom – like a 2nd Primary Bedroom!! Double closets, loads of storage in this home as well, as there is even more room under the stairs and in the Utility room, that also is home to a Workshop with a



Bench! Cold Room is perfect for canning, or for a Wine cellar!! 9ft ceilings (or close!) on both levels!! Visitor parking is across the street " very close! A few steps away, and backing onto the pathway system, this is a great complex for those who love Nature and the outdoors. Paths lead to Griffith Woods, local stores and restaurants, tennis or skating in the winter! Discovery Ridge offers all kinds of outdoor activities, and only minutes from Westhill's shopping! 45 minutes to Canmore, 20 minutes to Bragg Creek. Such a great location in the West side of the City with Stoney Trail minutes away! Even though it feels like you're in the forested country, Downtown is only 15 minutes! A great condo complex, lock and leave and all is safe! A very quiet complex, a great place to call home!

Built in 2002

Essential Information

MLS® #	A2118414
Price	\$739,900
Sold Price	\$737,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,328
Acres	0.00
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	77 Discovery Woods Villas Sw
Subdivision	Discovery Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5A6

Amenities

Amenities	Trash
Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Storage, Track Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dryer, Electric Stove, Garage Control(s), Humidifier, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Low Maintenance Landscape, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	April 22nd, 2024
Days on Market	11
Zoning	DC (pre 1P2007)
HOA Fees	375.00
HOA Fees Freq.	ANN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.