

\$695,000 - 68 Discovery Woods Villas Sw, Calgary

MLS® #A2153190

\$695,000

2 Bedroom, 3.00 Bathroom, 2,138 sqft

Residential on 0.07 Acres

Discovery Ridge, Calgary, Alberta

Welcome to DISCOVERY WOODS VILLAS! Amazing 2138 sq. ft of total living quarters featured in a FULLY FINISHED WALKOUT, END-UNIT villa BACKING onto a PRIVATE TREED GREEN SPACE with double attached garage and CENTRAL AIR CONDITIONING! This HIGHLY SOUGHT AFTER LOCATION is nestled on a QUIET INNER STREET in Discovery Woods Villas. Secluded in the upper area of Discovery Ridge, steps from the pathway systems leading to Griffith Woods Natural Forest Reserve and the Elbow River. Bright and filled with natural light, featuring a south exposure from your front porch and kitchen balcony. Step through garden doors onto an expansive upper deck or to the shade under the covered lower patio for serene relaxation. This home has been meticulously maintained, featuring gleaming hardwood flooring throughout the main level. The open kitchen features plenty of cabinets, walk-in pantry, stainless steel appliances, granite countertops and a large breakfast bar overlooking the dining area. Enjoy the large living room with view of trees overlooking your upper deck. The primary bedroom offers a large walk-in closet and 4pc ensuite featuring a fully tiled bath/shower combination. Main floor laundry completes this level. The lower level is enhanced with 9'™ ceilings and offers a family room with cozy gas fireplace and built-in cabinets with easy access to your lower walkout patio. Large second bedroom complete with double closets, and a second



4-piece bath. Additional storage within the mechanical room. Enter to the finished insulated double attached garage with epoxy flooring. Additional highlights include convenient central vac system, and comfortable central air conditioning. Walk down to local stores and services, pickle ball and tennis courts, or skate in the winter. Extremely well managed complex: no age restrictions and pets are welcome with board approval. Enjoy your turn-key no maintenance lifestyle in this immaculate home. Plus, easy access to Canmore and Banff on the westside of Calgary. Call today!

Built in 2002

Essential Information

MLS® #	A2153190
Price	\$695,000
Sold Price	\$680,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,138
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	68 Discovery Woods Villas Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5A6

Amenities

Amenities	Parking, Snow Removal, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Insulated, Parking Pad

Interior

Interior Features	Breakfast Bar, Built-in Features, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	High Efficiency, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Private Entrance
Lot Description	Backs on to Park/Green Space, Low Maintenance Landscape, Greenbelt, Landscaped, Many Trees, Street Lighting, Underground Sprinklers, Yard Drainage, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2024
Date Sold	September 11th, 2024
Days on Market	43
Zoning	DC (pre 1P2007)
HOA Fees	325.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	Real Broker
----------------	-------------

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.