

\$669,000 - 56 Discovery Woods Villas Sw, Calgary

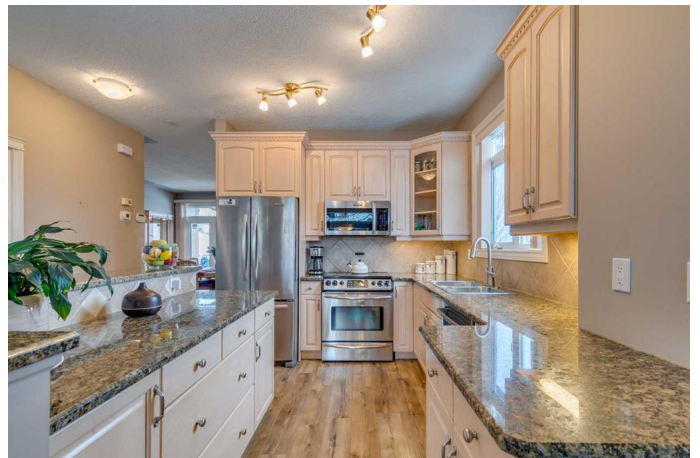
MLS® #A2199691

\$669,000

3 Bedroom, 3.00 Bathroom, 1,328 sqft
Residential on 0.07 Acres

Discovery Ridge, Calgary, Alberta

Surrounded by the stunning landscapes of Discovery Ridge, this corner-unit bungalow villa offers a maintenance-free lifestyle, perfectly suited for nature lovers seeking tranquility and quick escapes to the mountain parks. Sun drenched rooms, the ease of main floor living, and a fully developed basement are just a few of the perks of this well maintained home. The heart of the home is the inviting living room, which features a fireplace and 9â€™™ ceilings, and flows seamlessly into the bright and airy kitchen and casual eating nook. For special occasions, host dinners in the formal dining area. The primary bedroom is tucked down the hallway, and offers a four piece bathroom with soaking tub and a walk-in closet. The second bedroom could easily be used as an office, while the third bedroom in the lower level is ideal for guests. A cozy family room for TV watching, a third bathroom and the laundry room are also on the lower level. The large balconies offer enough space for seating, grilling or enjoying a morning cup of coffee. This bungalow is located in a quiet complex and has a double-attached front garage with plenty of visitor parking. Located on the western edge of the city nestled right beside Griffith Woods Natural Environmental Park, this community has magnificent views, and is as close to mountain living as you can get within the city of Calgary. You are steps to pathways where you can enjoy riding your bike, taking a walk, or taking the dogs out for a day of exploring out your back door. The



shops, restaurants and amenities of WestHills are a short distance away. Don't miss this rare opportunity to embrace a peaceful, nature-filled lifestyle with all the comforts of a well-appointed home in one of our most scenic communities.

Built in 2002

Essential Information

MLS® #	A2199691
Price	\$669,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,328
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Villa
Status	Active

Community Information

Address	56 Discovery Woods Villas Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5A7

Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In

	Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2025
Days on Market	7
Zoning	DC
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.