

**22 Discovery Woods Villas SW
Calgary, Alberta**

MLS # A2174130



\$664,900

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	Side by Side, Villa		
Size:	1,313 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 505
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters		

Inclusions: Garage Refrigerator

****OPEN HOUSE OCT 27th 1-3pm**** Welcome to Discovery Woods Villas! Discovery Woods hidden gem! These highly sought after Villas are nestled at the end of the community giving you the feeling you are in a private secluded neighborhood. The villas are very well maintained by the condo board making the villas a wonderful place to call home for easy living. This immaculately kept Bi-level villa offers OVER 2000 SQ/FT OF FINISHED LIVING SPACE, 3 bedrooms, 2.5 bathroom room for all your guests. This beautiful home has had updates to the appliances, kitchen backsplash, upper bathroom countertops, tub surround tile work and backsplashes, new garage door and lighting throughout the home. You will appreciate the open concept floor plan that provides a large den that can be used as an OFFICE or sitting area, a large kitchen with an island and built-in prep-sink, stone countertops and stainless-steel appliances, accompanied by the dining area. The large living room features a gas fireplace and built-in shelving. Rounding off the main level you will find your large primary bedroom with a walk-in closet and ensuite bathroom. With summer upon us you will enjoy your time sitting on your well-appointed private deck enjoying your favorite glass of wine. You also have a peek-a-boo mountain view. On the lower level you will find a second bedroom, full bathroom and a flex room that can be used as a third bedroom. When winter does return you can park your car in the large double attached garage. With great curb appeal and a prime location close to nearby attractions, such as kilometers of walking trails that meander through the beautiful scenery along the Elbow River in Griffith Woods Park. This villa is sure to impress. Don't miss out on this gem, book your viewing today!