

**18 Discovery Heights SW
Calgary, Alberta**

MLS # A2175052



\$600,000

Division:	Discovery Ridge		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,595 sq.ft.	Age:	2000 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 642
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Cement Fiber Board, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

OPEN HOUSE! SATURDAY, October 26 from 2pm - 4pm. This exceptional end-unit offers unmatched privacy, backing onto a lush forested landscape—a rare opportunity for those seeking peace without sacrificing convenience. On the main floor, a versatile flex room makes remote work effortless. At the same time, the chef-inspired kitchen boasts upgraded stainless steel appliances, a raised breakfast bar, and abundant counter space and cabinetry. The adjoining living area, centred around a cozy corner gas fireplace, flows seamlessly to a tranquil deck, offering forest views perfect for morning coffee or evening relaxation. Upstairs, discover two generously sized bedrooms, a bright bonus room, and two beautifully finished bathrooms. The primary suite impresses with custom closets, California-style shelving, and a spa-like ensuite featuring a freestanding tub with calming treetop views. The fully finished basement is built for entertaining, complete with a custom wine room—ideal for hosting friends or enjoying a quiet night in. Ideally located near West Hills shopping, Westside Recreation Centre, and just 20 minutes from downtown, this home offers the best of both worlds: a peaceful retreat with every urban convenience close at hand. Don't let this opportunity slip away—schedule your private showing today!