

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

**MLS # A2199691**



**\$669,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow-Villa		
<b>Size:</b>	1,328 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Level, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 563
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

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 9&rsquo; 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&rsquo;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.