



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**18 DISCOVERY WOODS Villas, Calgary T3H 5A6**

MLS® #: **A2145395**

Area: **Discovery Ridge**

Listing Date: **06/28/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**2002**

Lot Information

Lot Sz Ar:

**3,186 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,307**

Low Sqft:

Ttl Sqft:

**1,307**

DOM

**4**

Layout

Beds:

**3 (1 2 )**

Baths:

**2.5 (2 1)**

Style:

**Bi-Level,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,No Neighbours Behind,Landscaped,Rectangular Lot  
Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

**Stone,Stucco,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings,Wine Refrigerator**

Int Feat:

**Bookcases,Built-in Features,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 15`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 12`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 9`5"</b>
<b>Family Room</b>	<b>Main</b>	<b>22`10" x 14`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	
<b>4pc Ensuite bath</b>	<b>Main</b>	

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 18`8"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>12`1" x 15`1"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`10" x 13`0"</b>
<b>Storage</b>	<b>Lower</b>	<b>6`6" x 6`4"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	

Legal/Tax/Financial

Condo Fee:  
**\$506**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

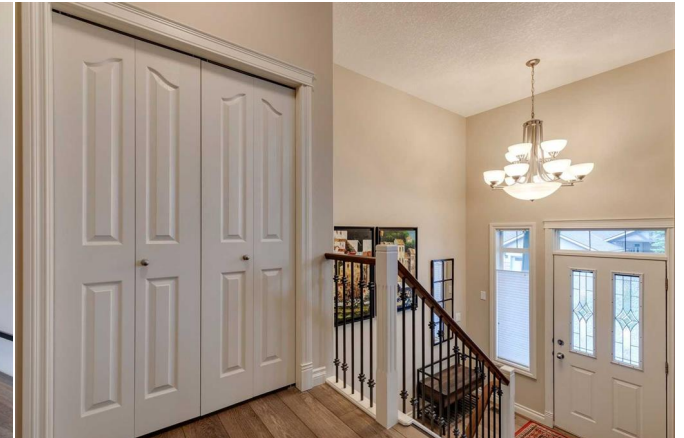
Legal Desc: **0110665**

Remarks

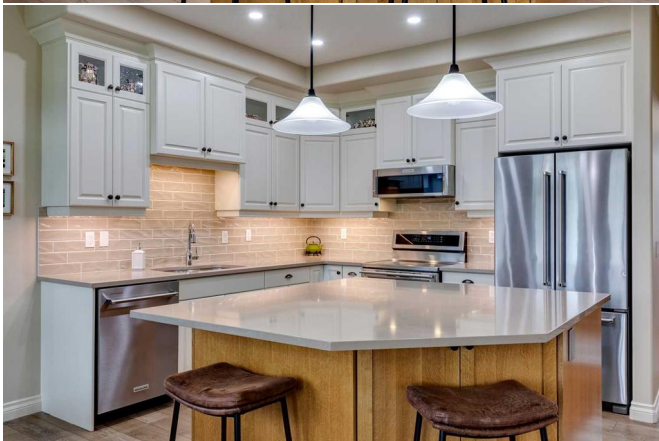
Pub Rmks: **BEAUTIFULLY RENOVATED VILLA | FULLY DEVELOPED | ATTACHED DOUBLE GARAGE | TERRIFIC CONDO COMPLEX | This fabulous bi-level villa, located in the desirable complex of Discovery Woods Villas in the tranquil SW community of Discovery Ridge, has been recently & beautifully renovated throughout the entire main level! There is stylish & elegant luxury vinyl plank in the foyer, on the staircases & the full main level. The kitchen showcases full height white cabinetry, designer backsplash, quartz countertop, stainless steel appliances, undermount sink, as well as new plumbing & light fixtures! The large central island overlooks the spacious dining area & the large open family room with gas fireplace & custom built-ins. The oversized windows allow for an abundance of natural light! The front living room is an ideal space to create a home office, reading room or use as a formal living or dining room. The Master bedroom is very spacious & features a walk-in closet & gorgeous renovated ensuite with custom tiled shower plus a custom vanity with dual sinks & quartz countertop! The lower level offers 2 additional generous sized bedrooms, a full bathroom, storage room & laundry /mechanical room. 9ft ceilings on both levels!! The double attached garage, with an additional storage area that does not impede on parking, is insulated & drywalled. The pathway system leading down to Griffith Woods is just across the street & a few steps away!! It is a short walk to the local stores & restaurants, enjoy tennis in the summer or skating in the winter, this community offers all kinds of outdoor activities, and is just minutes from Westhills shopping! 45 minutes to Canmore, 20 minutes to Bragg Creek. This villa is in a great location on the west side of the City, yet you feel like you're in the country! A great condo complex...simply lock & leave!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







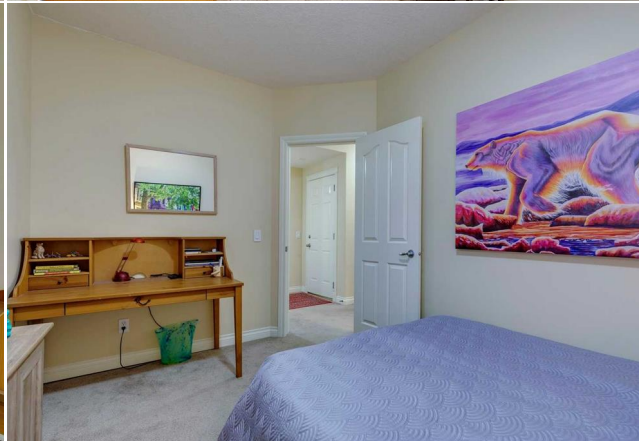
















**18 Discovery Woods Villas SW, Calgary, AB**

Main Building, Total Exterior Area Above Grade: 1308.89 sq ft



Main Floor  
Exterior Area: 1308.89 sq ft

Basement (Below Grade)  
Exterior Area: 713.44 sq ft

NOTE: All dimensions and floor areas are approximate and are subject to independent verification.

PREPARED: 2024/06/28

