

**22 DISCOVERY WOODS Villas, Calgary T3H5A7**

MLS®#: **A2152019** Area: **Discovery Ridge** Listing Date: **07/23/24** List Price: **\$675,000**  
 Status: **Active** County: **Calgary** Change: **-\$14k, 11-Sep** 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:  
 Access:  
 Lot Feat: **No Neighbours Behind,Rectangular Lot**  
 Park Feat: **Double Garage Attached**

Finished Floor Area  
 Abv Sqft: **1,313**  
 Low Sqft:  
 Ttl Sqft: **1,313**

DOM

**55**  
Layout  
 Beds: **3 (1 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Side by Side,Villa**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **None**  
 Construction: **Stone,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Open Floorplan,Stone Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>14`3" x 12`5"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`7" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`5" x 9`5"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 14`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>8`7" x 6`2"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>Family Room</b>	<b>Main</b>	<b>22`8" x 14`1"</b>
<b>3pc Bathroom</b>	<b>Basement</b>		<b>Bedroom</b>	<b>Basement</b>	<b>12`1" x 15`1"</b>

**Bedroom  
Furnace/Utility Room**

**Basement  
Basement**

**9`0" x 12`11"  
7`5" x 10`11"**

**Storage**

**Basement**

**6`5" x 6`4"**

Legal/Tax/Financial

Condo Fee:  
**\$505**

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

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

Legal Desc: **0110665**

Remarks

Pub Rmks: **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!**

Inclusions:  
Property Listed By: **Garage Refrigerator  
Royal LePage Benchmark**

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





















