



THE
A-TEAM

**RE/MAX
FIRST**

18 DISCOVERY WOODS Villas, Calgary T3H 5A6

MLS®#: **A2169766** Area: **Discovery Ridge** Listing Date: **10/03/24** List Price: **\$699,000**
 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

79
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: **Back Yard,No Neighbours Behind,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Attached,Driveway,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Tile,Vinyl**
 Sewer: Water Source:
 Ext Feat: **BBQ gas line** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,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	Room	Level	Dimensions
Living Room	Main	11`5" x 15`1"	Bedroom - Primary	Main	12`0" x 18`8"
Dining Room	Main	9`6" x 12`1"	Bedroom	Lower	12`1" x 15`1"
Kitchen	Main	14`3" x 9`5"	Bedroom	Lower	8`10" x 13`0"
Family Room	Main	22`10" x 14`1"	Storage	Lower	6`6" x 6`4"
2pc Bathroom	Main		4pc Ensuite bath	Main	
4pc Bathroom	Lower				

Legal/Tax/Financial

Condo Fee:
\$506

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0110665**

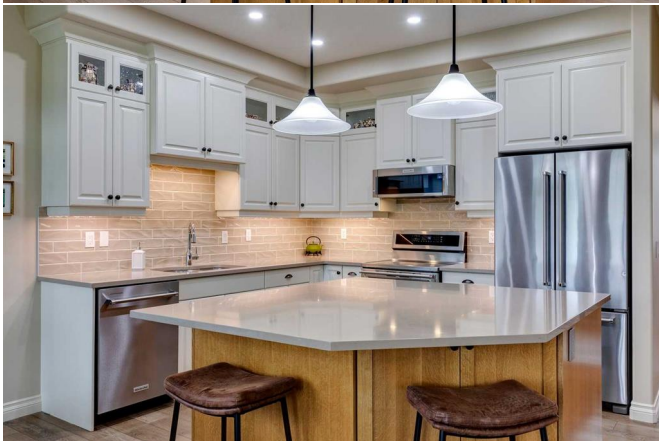
Remarks

Pub Rmks: **BEAUTIFULLY RENOVATED VILLA | FULLY DEVELOPED | ATTACHED DOUBLE GARAGE | TERRIFIC CONDO COMPLEX | This fabulous bi-level villa with central A/C, 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**

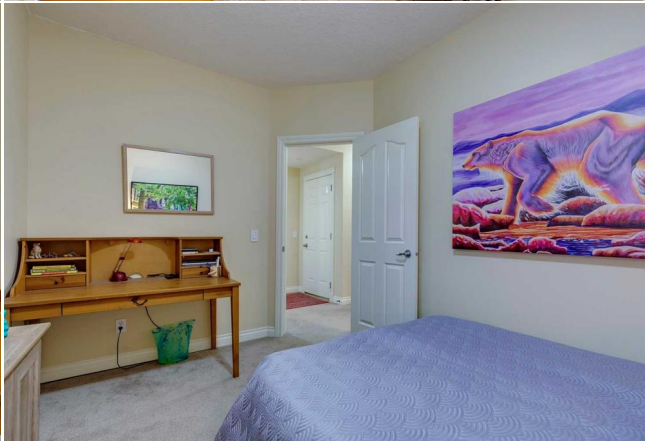
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













18 Discovery Woods Villas SW, Calgary, AB

Main Building, Total Exterior Area Above Grade 1336.89 sq ft



Main Floor
Exterior Area: 100.89 sq ft

Basement (Below Grade)
Exterior Area: 713.94 sq ft

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

PREPARED: 2024/06/28

