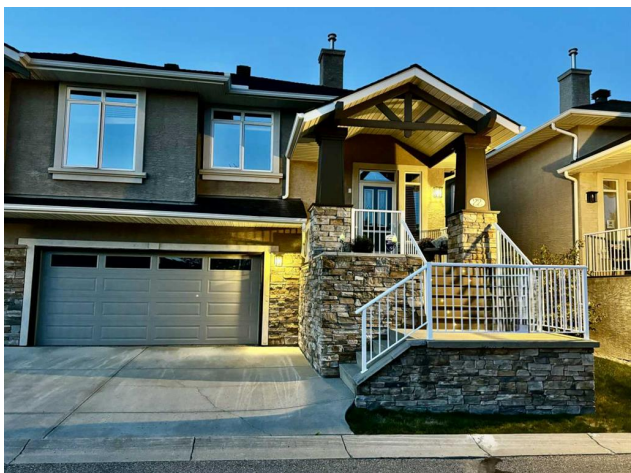




22 DISCOVERY WOODS Villas, Calgary T3H5A7

MLS®#: **A2188727** Area: **Discovery Ridge** Listing Date: **01/20/25** List Price: **\$662,500**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Calgary** Finished Floor Area: **1,313**
 Year Built: **2002** Abv Sqft: **1,313**
 Low Sqft: **1,313**
 Ttl Sqft: **1,313**
 Lot Information
 Lot Sz Ar: **3,186 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard, No Neighbours Behind**
 Park Feat: **Double Garage Attached, Garage Door Opener**

DOM

12
Layout
 Beds: **3 (1 2)**
 Baths: **2.5 (2 1)**
 Style: **Bi-Level, Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

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

Room Information

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

**3pc Bathroom
Storage**

**Basement
Basement**

6`5" x 6`4"

Furnace/Utility Room

Basement

7`5" x 10`11"

Legal/Tax/Financial

Condo Fee:
\$505

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0110665**

Remarks

Pub Rmks: **Welcome to this beautifully maintained villa, nestled in the highly sought-after community of Discovery Woods! This home is perfect for the busy professionals, downsizers, or avid travelers, with hassle-free living that includes a well managed complex by a professional board. Enjoy peace of mind knowing that snow removal and lawn care are taken care of, allowing you to relax, work, or travel without worry. Boasting OVER 2000 SQ/FT OF FINISHED LIVING SPACE, this immaculate well kept bi-level villa features 3 bedrooms, 2.5 bathrooms, giving ample room for guests. Updates throughout include appliances, kitchen backsplash, upper bathroom countertops, tub surround tiles, vanity backsplashes, new garage door and lighting throughout. The open-concept main floor features a spacious den that can serve as an OFFICE or sitting area, a large kitchen with a central island has a built-in prep sink, stone countertops, and stainless-steel appliances. The adjacent dining area flows seamlessly into the inviting living room, complete with a gas fireplace and built-in shelving. The primary bedroom offers a walk-in closet and ensuite bathroom. For added convenience the LAUNDRY is located on the MAIN-FLOOR. Step outside onto your private deck, ideal for relaxing with a glass of wine on a warm summer evening. You will also enjoy the peek-a-boo mountain views from both the primary bedroom and den on the main. The lower level includes a second bedroom, a full bathroom, and a versatile flex room that can be used for a THIRD BEDROOM, exercise room or a craft room. On those chilly winter nights, you'll appreciate the LARGE DOUBLE ATTACHED GARAGE with room for two full sized vehicles. The villa also offers excellent curb appeal and a prime location near walking trails that wind through the scenic Griffith Woods Park along the Elbow River, perfect for outdoor enthusiasts year-round. In addition, enjoy the community's outdoor skating rink during the winter months, as well as tennis, mini-tennis, and pickleball courts for residents in the summer. This turnkey villa not only offers a beautiful home but also a fantastic community with plenty of outdoor activities to enjoy throughout the year. Don't miss out, schedule your viewing today!**

Inclusions:
Property Listed By: **N/A
Royal LePage Benchmark**

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











