



## 22 Discovery Woods Villas Calgary Alberta

\$662,500

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 additio...

Bedroom 12.08 Ft x 15.08 Ft

Bedroom 9.00 Ft x 12.92 Ft

3pc Bathroom Measurements not available

Furnace 7.42 Ft x 10.92 Ft

Storage 6.42 Ft x 6.33 Ft

Kitchen 14.25 Ft x 12.42 Ft

Family room 22.67 Ft x 14.08 Ft

Dining room 9.42 Ft x 9.42 Ft

Primary Bedroom 12.00 Ft x 14.08 Ft

2pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Other 8.58 Ft x 6.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Living room 11.58 Ft x 15.17 Ft