



14 Discovery Woods Villas Calgary Alberta

\$625,000

PRICE REDUCED - Ready to Right-Size your Lifestyle Without Compromise? This Exceptional Bi-level Villa presents a rare opportunity to enjoy refined, maintenance-free living in the highly sought-after community of Discovery Ridge. Perfectly positioned in a quiet enclave backing onto a private green space with Mature Trees to provide noise abatement, this home offers nearby access to Scenic Pathways leading to the breathtaking Griffith Woods Natural Reserve. From the moment you step inside, you'll appreciate the bright, freshly painted open-concept design, highlighted by 9-foot Ceilings and Central Air Conditioning for year-round comfort. A Welcoming front Flex Room provides versatile space for a Home Office, Sitting Area, Studio, or Fitness Room, complemented by a nearby Powder Room. The Spacious Primary Suite serves as a Private Retreat, complete with a Walk-in Closet and a well-appointed 4-piece Ensuite. Convenient Main-Floor Laundry is ideally situated just off the Kitchen. Thoughtfully designed for both everyday living and entertaining, the Modern Kitchen features Granite Countertops, Maple Cabinetry, and a generous wrap-around Island with Seating. The Dining Area flows seamlessly into the inviting Great Room, where a full wall of windows fills the space with natural light. A cozy Fireplace creates a warm focal point, while Patio Doors open to a Generous Sized Deck overlooking the tranquil natural setting—perfect for relaxing or hosting guests. The Fully Developed Lower Level expands your living space with a Private Guest Retreat, a spacious second Bedroom with oversized window and dual closets, a full bathroom, and flexible areas ideal for a Home Office, Gym, Hobby Room, or Multi-generational Living (or for a Caregiver). A Welcoming Family Room with Gas Fireplace, built-in Cabinetry, and ceiling speakers provides additional comfort and style. Direct access to ...

Listing Presented By:



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Family room 15.58 Ft x 12.92 Ft

Bedroom 15.08 Ft x 12.83 Ft

4pc Bathroom 11.67 Ft x 4.92 Ft

Other 14.08 Ft x 7.33 Ft

Foyer 7.00 Ft x 5.00 Ft

Den 13.25 Ft x 12.42 Ft

Kitchen 15.17 Ft x 11.00 Ft

Other 10.25 Ft x 8.42 Ft

Laundry room 5.50 Ft x 5.00 Ft

Primary Bedroom 13.92 Ft x 11.92 Ft

4pc Bathroom 11.92 Ft x 5.33 Ft

2pc Bathroom 5.00 Ft x 5.00 Ft

Living room 23.50 Ft x 14.00 Ft

Other 8.75 Ft x 4.00 Ft