



**14 Discovery Woods Villas SW
Calgary, Alberta**

MLS # A2273726



\$625,000

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,324 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Lawn, Level, Low M		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Built-in Ceiling Speakers, Alarm Equipment (only), Patio Furniture on Deck & Dinette/Eating Bar Furniture Negotiable		

Downsize to the Perfect Place in this beautifully maintained Villa offering a serene setting and effortless, maintenance-free living in the highly desirable community of Discovery Ridge. Tucked into a quiet enclave backing onto a private, tree-lined green space, this home provides a peaceful retreat with convenient access to scenic pathways leading to Griffith Woods Natural Reserve. Step inside to a bright, freshly painted interior featuring an open-concept layout, soaring 9-foot ceilings, and central air conditioning for year-round comfort. A versatile front flex room welcomes you—ideal as a home office, reading nook, studio, or fitness space—alongside a conveniently located powder room. The spacious primary suite is a true haven, complete with a walk-in closet and a well-appointed 4-piece ensuite. Main-floor laundry, thoughtfully positioned just off the kitchen, adds everyday ease. Designed for both relaxed living and entertaining, the modern kitchen showcases granite countertops, maple cabinetry, and a generous wraparound island with seating. The dining area flows seamlessly into the inviting great room, where a wall of windows fills the space with natural light. A cozy fireplace anchors the room, while patio doors lead to a large back deck overlooking the tranquil natural surroundings—perfect for unwinding or hosting guests. Downstairs, the fully developed lower level offers exceptional flexibility, featuring a private guest retreat with a spacious second bedroom, oversized window, dual closets, and a full bathroom. Additional spaces can easily accommodate a home office, gym, hobby area, or multi-generational living. A comfortable family room with a gas fireplace, built-in cabinetry, and ceiling speakers enhances the lower level’s appeal. Direct access to the oversized, insulated double attached garage adds convenience and ample storage.

The home is also designed with future accessibility in mind, with space for a potential elevator or stair lift. With over 2,100 square feet of thoughtfully finished living space, this pet-friendly complex (with board approval) is well-managed and surrounded by natural beauty. A rare offering. A peaceful setting. A turnkey lifestyle ready for your next chapter.