

**206, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2279288

\$444,900



Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,035 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Concrete, Mixed, Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, Storage		

Inclusions:	n/a
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Aaaahhh... Waking up slowly this morning... the fresh breeze & unmistakable scent of the forest as a young whitetail strolls by with her fawns... sparrows singing in the background... camping is bliss... Wait a minute... you just realized you aren't camping... you just woke up in bed at home, the window is open, & this is your new reality ;) ****WELCOME HOME!!**** This Updated & Beautifully maintained unit is all about LOCATION LOCATION LOCATION & WOW... THE VIEW!! Nestled in the PERFECT SPOT backing directly onto GRIFFITH WOODS with Unbelievable FOREST VIEWS, this lovely home boasts nearly 1050ft of Rustic appeal & thoughtfully designed living space, offering a bright, open concept floor plan with 9' ceilings, Large WINDOWS & recently NEW ENGINEERED HARDWOOD Flooring! The stylish & functional layout flows seamlessly from the CHEF'S Kitchen with eat-up breakfast bar, open to the inviting dining area & living room with cozy STONE GAS FIREPLACE feature & a front row seat to the natural scenic surroundings of GRIFFITH WOODS PARK! A Spacious Master Retreat complete with PRIVATE ENSUITE, 2nd Bedroom, additional 2nd Full Bath & In-Suite laundry with built-in STORAGE complete the interior of this TURN-KEY GEM! Step outside onto your private balcony, where the forest is your backdrop & the wildlife are your closest neighbors - an ideal space for BBQs, entertaining friends & family, or simply unwinding & reconnecting with nature! Located in a well-managed, pet-friendly complex (with board approval), enjoy Peaceful Pathways with the River & Ravine directly behind the complex. This unit also includes titled underground heated parking & access to fantastic amenities including a fitness room, social events, & access to the Discovery Ridge Community

Association, offering tennis courts, soccer fields, skating rink, & more! Discovery Ridge is loved for its peaceful atmosphere, stunning natural surroundings, & strong sense of community—perfectly blending nature-focused living & outdoor adventure with modern conveniences, all just a short scenic drive to the mountains. Enjoy endless outdoor activities right outside your front door including hiking, biking, birdwatching, or take a leisurely stroll along the Elbow River! Simply move in & enjoy everything that living at The Wedgewoods in Discovery Ridge has to offer!