



GRASSROOTS
REALTY GROUP

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**238, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2222900



\$528,800

Division:	Discovery Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,321 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, See Remarks, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 720
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: Built in Dishwasher, OTR Microwave/Hood Fan

We get it - You want to love where you live, but you still want to lock up and fly to Mexico at a moments notice. You want to make sure there is enough room for your gorgeous furniture and King Bed. Also, that your friends will feel comfortable visiting. We have found your Heaven… Oh, did we mention you can move in right away!? Highlights - TWO TITLED Parking Stalls - Gleaming new appliances - Two Bedrooms - Close to the elevator - Two Bathrooms - Inclusive Condo Fees - NEW Carpet - Lots of storage in unit. Ok let’s break it down by room for you. The front Foyer is long and grand with plenty of room for hooks and a bench. Your Laundry room and storage space is far from the bedrooms so you can do a load in the middle of the night if you want. The Bedrooms are separated from each other and have their respective bathrooms closely for maximum privacy. Right now, we have the second bedroom setup as an office but it would make an excellent yoga studio, reading nook or art space as well! What a bright, sunny kitchen with stainless appliances, granite counters and a fun eating bar! You will notice all your extra windows as you are a corner unit. The light, modern tile flooring really makes it seem extra bright in the Living/Dining area. A comfortable balcony has enough room for a conversation set and some plants, and offers sun as well as shade! This Primary bedroom shares NO WALLS with another unit making it very quiet and GIANT. I am telling you - you could fit two beds here if you wanted :D. A walk in closet and well sized ensuite finishes this suite off. There is a reason Discovery Ridge is so sought after - Lush landscaping, steps from the Elbow River, tennis courts, playgrounds and shopping all at your doorstep. Not to mention, everyone in this community actually CARES. Incredible access to downtown, the mountains and the ring road. You better

come see if this is your heaven today…