



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**527, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2269971



\$497,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Penthouse		
Size:	1,031 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Flat Torch Membrane, See Remarks	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, See Remarks, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		
Inclusions:	Garage door Fob		

"Welcome to our Tree House" is the slogan hanging above the South and West facing Penthouse windows, which offer breath taking views of Griffith Woods and the Elbow River Valley. This 2 bedroom, 2 bath 1031 square foot, totally renovated condo, is in pristine condition. Upgrades include Engineered wood floors, granite counter tops, new lighting fixtures, built in shelving in the ensuite walk in closet, new baseboards and trim, a rock faced gas fireplace with mantle, and all the appliances have been replaced. The Wedgewoods is a concrete structure with condo fees that include all utilities including electricity. The condo's titled parking stall has a full wire cage for storage. Backing on to Griffith Woods, this condo has its own wildlife sanctuary, with deer roaming throughout the 93 acre protected reserve area located next to the Elbow River. A hiker's paradise, you are 3 minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area with easy access to shopping, schools and city transit. It is like living in Canmore yet 15 minutes to downtown. Mount Royal University and the Rockyview Hospital are less than 10 minutes away and you can be out of the city and on your way to Banff in minutes. Amenities include a gym and community room in Building 30. The recently completed Calgary Ring Road gives you easy access to all quadrants of the city. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, basketball court – all maintained by the Discovery Ridge Community Association.