



**GRASSROOTS**  
REALTY GROUP

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

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

**MLS # A2279288**



**\$444,900**

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

**Heating:** Baseboard, Natural Gas

**Floors:** Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Concrete, Mixed, Stone, Stucco, Wood Frame

**Foundation:** -

**Features:** High Ceilings, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 583

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** n/a

Aaaahhhh&hellip; Waking up slowly this morning&hellip; the fresh breeze & unmistakable scent of the forest as a young whitetail strolls by with her fawns&hellip; sparrows singing in the background&hellip; camping is bliss&hellip; Wait a minute&hellip; you just realized you aren't camping&hellip; 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!