



**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

Aaaahhhh… 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!