



**430, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2286034



\$618,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,372 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: Larger fridge in laundry room

Rarely does a condo this spectacular ever become available for purchase. This expansive corner unit perched on the 4th floor boasts incredible views of Griffith Woods, the river and nature, with abundant natural light & warmth, just above the treetop elevation. Every single room offers something unique and special, simply unmatched by any other unit. With 9ft ceilings, walls of windows, total privacy and high end, updated appliances and design, this 1372 SqFt condo offers the best of condo living, in the best location. A generous foyer greets you with double closet and flows down the hallway with feature built in shelving. Convenient, spacious laundry room is on one side, along with the central 3pc bathroom. A spacious bedroom overlooks the trees with enough space for various layouts. The beautiful kitchen features full height cabinets & back splash, undermount lighting, pendant lighting, quartz countertops and high end s/s appliances including a newer induction cooktop range. There is also a dedicated pantry and under counter storage for optimal convenience. The main kitchen, dining and living rooms blend together while overlooking the serenity and beauty of nature, with blue jays, owls, wildlife and the winding river below. Enjoy the views in total privacy with a cozy corner fireplace or the covered balcony where every day feels like you are living in a mountain resort dream. The primary bedroom overlooks the river, features a generous walk through closet and large 4pc ensuite. An additional assigned storage is located with the excellent titled parking space right near the elevator. There are incredible walking paths, tennis/pickle ball courts and a fitness facility in the complex. Well managed and offered in absolutely pristine condition. This is a special condo for the most discerning buyer. The views, layout and move-in ready condition will take your breath away. Welcome

home!