



GRASSROOTS
REALTY GROUP

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

**438, 20 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2185042



\$495,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,312 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water

Floors: Carpet, Linoleum

Roof: -

Basement: -

Exterior: Concrete, Other

Foundation: -

Features: Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Barbeque

Water: -

Sewer: -

Condo Fee: \$ 720

LLD: -

Zoning: DC

Utilities: -

Amazing opportunity! This stunning 2-Bedroom, 2-Bathroom corner unit offers one of the larger floor plans in the building and is complete with two titled underground parking stalls—a rare feature in this sought-after complex. As you step inside, a large foyer leads to the bright and open-concept living space. Large windows take advantage of the natural light and bordering forest offering a welcoming atmosphere throughout the home. The spacious Living Room features a cozy gas fireplace and opens to the private balcony, your own tranquil outdoor escape to relax and unwind. The chef's Kitchen is designed for both function and style, with sleek granite countertops, modern cabinetry with pull-out drawers, a built-in wine rack, and quality appliances—perfect for cooking and entertaining. The adjacent Dining area offers ample space for family dinners or intimate gatherings, adding to the home's charm. The huge Primary Bedroom is a true retreat, complete with a sitting area—perfect for a quiet reading nook or home study. A generous walk-through closet leads to the luxurious Ensuite, featuring a deep soaker tub, separate shower and elegant finishes that create the ultimate space for relaxation. The second Bedroom is ideal for guests or as a home office. A full main Bathroom and a large laundry/storage room complete this beautifully designed home. This pet-friendly complex offers exceptional amenities such as a fitness room, a social room with a pool table, and plenty of visitor parking. Condo fees cover utilities including electricity, heat, and water. Ideally located next to Griffiths Woods Park, offering scenic walking trails, and steps away from the Discovery Ridge Community playfield with tennis courts and a skating rink—perfect for outdoor enthusiasts. Plus, you're just minutes from shopping, dining, and major

roadways, ensuring convenience and easy access to everything you need. Immediate possession available—this incredible unit is ready for you to move in!