



GRASSROOTS
REALTY GROUP

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**427, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2202727



\$479,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,023 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Boiler, Hot Water, Natural Gas

Water: -

Floors: Carpet, Vinyl

Sewer: -

Roof: Metal

Condo Fee: \$ 563

Basement: -

LLD: -

Exterior: Concrete, Metal Frame, Stone, Stucco

Zoning: DC

Foundation: -

Utilities: -

Features: Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: N/A

Welcome to an unparalleled living experience in the prestigious community of Discovery Ridge. Nestled amidst lush greenery and natural beauty, this exquisite 4th-floor residence offers the perfect balance of modern elegance and tranquil surroundings. Whether you seek breathtaking views, high-end finishes, or a peaceful retreat from the city, this home delivers it all. Step inside this thoughtfully designed two-bedroom, two-bathroom unit and be greeted by an open-concept layout that seamlessly blends style and functionality. The gourmet kitchen is a chef's delight, featuring ample premium cabinetry, and top-tier stainless steel appliances, making every culinary experience effortless. The bright and airy living area is adorned with large windows that flood the space with natural light while offering unobstructed forest views. Step onto the expansive balcony, the perfect spot for morning coffee or evening relaxation, where you can immerse yourself in the beauty of nature. For those who work remotely, the dedicated office space provides an inspiring environment with ample natural light. The luxurious primary suite serves as a private retreat, complete with a spa-inspired ensuite featuring a deep soaker tub, a glass-enclosed shower, and a spacious walk-in closet. The second bedroom offers comfort and versatility, ideal for guests or additional workspace. With in-suite laundry featuring a full-size washer and dryer, convenience is at your fingertips. Beyond the unit itself, this meticulously maintained building offers an array of amenities designed to enhance your lifestyle. Constructed with superior concrete soundproofing, privacy and tranquility are ensured. Your titled underground heated parking stall comes with an attached storage cage, providing both security and practicality. Stay active with access to the state-of-the-art fitness facility, or host gatherings in the community

recreation room. Direct access to Griffith Woods Park allows you to explore scenic trails and enjoy the abundant wildlife that surrounds this serene community. Discovery Ridge offers the perfect blend of nature and convenience, with downtown Calgary just minutes away. This exclusive and highly sought-after complex is known for its peaceful ambiance, beautifully landscaped grounds, and secure entry, ensuring a safe and serene living environment. 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. Don't miss your opportunity to own a slice of paradise in Discovery Ridge.