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GRASSROOTS
REALTY GROUP

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130, 10 Discovery Ridge Close SW
Calgary, Alberta

MLS # A2229602
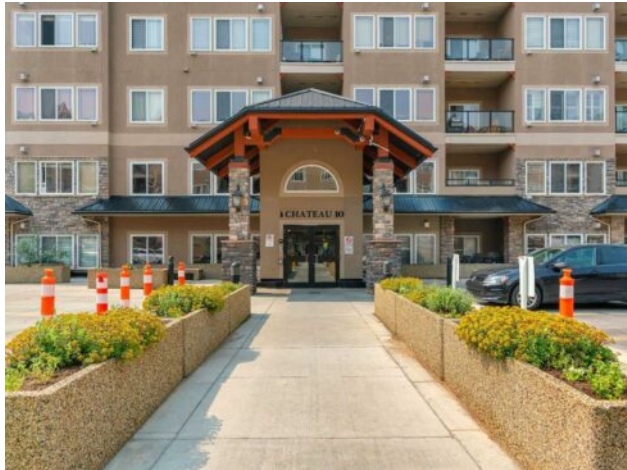
$539,900

Division:	Discovery Ridge
Type:	Residential/High Rise (5+ stories)
Style:	Apartment-Single Level Unit

Size:	1,385 sq.ft.	**Age:**	2005 (20 yrs old)
Beds:	2	**Baths:**	2

Garage:	Heated Garage, Parkade, Stall, Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Other	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 720
Basement:	-	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: Breakfast Bar, Built-in Features, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: all window coverings, BBQ, garage door fob

Welcome to one of the most desirable suites in the Wedgewoods at Discovery Ridge—an exceptionally private corner unit with one of the largest floorplans in the complex, surrounded by the beauty of Griffith Woods. With over 1,385 sq.ft. of living space, this home is bathed in natural light from the many windows, showcasing unobstructed views of the forest. The open-concept layout features 9ft ceilings, gleaming hardwood floors, a generous living room with a cozy stone-faced gas fireplace, and access to the south-facing balcony. The spacious kitchen includes granite countertops, stainless steel appliances, ample cabinetry and pantry, along with good sized dining room. The primary bedroom is complete with a walk-in closet and a 4-piece ensuite featuring a deep soaker tub and separate shower. The second bedroom is spacious and conveniently located next to a 3-piece guest bathroom, offering privacy for family or visitors. Additional highlights include a large walk-in laundry/storage room, titled underground heated parking with a bonus storage locker, condo fees that include all utilities—heat, electricity, and water and a fitness and games room in the complex. Corner units like this, offering such a private and peaceful view, are a rare opportunity- don’t miss out!