

**203, 20 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2294947



\$514,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,330 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 712
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Open Floorplan, Pantry, Soaking Tub, Storage		

Inclusions: Garage remote.

Welcome home to one of the most beautifully located condominiums Calgary has to offer, tucked into a serene setting surrounded by towering trees, endless walking paths, and almost completely encircled by the natural beauty of Griffith Woods. Opportunities like this are rare, where peaceful surroundings and urban convenience come together so effortlessly. Offering over 1300 square feet of living space, this is a standout unit that delivers both size and function in a way that is hard to find in today's market. As you enter, you are welcomed by a charming large foyer before heading into an inviting main living area. Just off of the entrance, a thoughtfully positioned den provides the perfect private space for working from home, studying, or simply enjoying a quiet area to read. The kitchen features solid wood cabinetry, granite countertops, and a pantry, offering both durability and style. It opens seamlessly into the expansive living and dining areas, creating an ideal layout for entertaining or relaxing. Large windows fill the space with natural light and showcase the stunning views in every direction. The living room is anchored by a cozy corner gas fireplace and provides direct access to your private patio, where you can unwind while taking in the surrounding greenery. The clever layout places the two bedrooms on opposite sides of the unit, offering exceptional privacy for guests, roommates, or family members. The secondary bedroom is highlighted by beautiful bow windows and enjoys immediate access to a well appointed three piece bathroom. A dedicated laundry room keeps everything neatly tucked away and adds to the overall convenience. The primary suite is truly impressive in both size and comfort. This expansive retreat easily accommodates king sized furniture and even offers space for an additional sitting area or home office. The large walk-in closet is a

dream for anyone needing generous storage, while the ensuite features a deep soaker tub, separate shower, and an oversized vanity. Additional features include secure indoor parking to keep your vehicle warm and protected year round, as well as extra storage space. Residents also enjoy access to an on-site gym, and the condo fees include both electricity and heat. With two bedrooms, two full bathrooms, a den, 1330 square feet of living space, incredible views, and an unbeatable location, this is a home that truly has it all. (Some photos have been virtually staged.)