

241, 20 Discovery Ridge Close SW Calgary, Alberta

MLS # A2326315

\$300,000



No Photo Available

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Storage, Walk-In Closet(s)		
Inclusions:	All Window Coverings		

Have you been to Discovery Ridge? The moment you drive into this "Canmore style" community you will understand why homes here are so highly sought after. It's hard to believe you're in Calgary when you are surrounded by the magnificence of Griffith Woods - a 229 acre natural preserve. This newly updated condo is like an end unit as it shares only 1 neighboring wall to one side. This West facing unit offers lots of natural sunlight with large windows and feels extra grand thanks to the high 9ft ceilings. It's move-in ready with brand new carpets and fresh paint. The spacious bedroom is complete with extra large walk-in closet. The kitchen is outfitted with a pantry and lots of cupboards and counter space with a raised eating bar. A large living room with cozy stone surround fireplace adds to the picturesque "cabin feel". Enjoy coffees or dinners on the west facing balcony where you're sure to enjoy every beautiful sunset that kisses this unit. A spa style washroom offers large separate shower and deep soaker tub. The in-suite laundry is in a proper room (not just a closet) with ample additional storage space. Enjoy the convenience of titled underground heated parking. The complex itself is well designed with lots of visitor parking, bike storage, security personnel and patrols. There's even a modern fitness room and recreation/games room for the residents to use in building 30. Pet friendly (with board approval). This well maintained unit is also in one of the best managed complexes with lower condo fees that cover ALL utilities (except cable and internet). Griffith Woods is classified as a Special Protection Natural Environment Park because of its overall environmental sensitivity and significance. Discovery Ridge offers playgrounds, tennis courts, pickleball courts, soccer fields, skating/hockey rinks, and basketball courts. These are all maintained by the HOA. Conveniently located

minutes from Westhills, Aspen Landing, Costco, Mount Royal University, Chinook, and Rockyview Hospital. Enjoy quick access to the newly completed Ring Road connecting you to all quadrants of the city. A rare opportunity to own a beautifully updated, nature-connected home that offers lifestyle, and protected value due to it's unique location and limited inventory.