

**335, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2155507



\$459,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,027 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 525
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, Open Floorplan, Storage		

Inclusions: None

The Wedgewoods of Discovery Ridge is a high end concrete building backing directly onto a 93 acre natural reserve (Griffith Woods). The complex also sides on to the community associations recreational facilities including a children's playground, tennis courts, soccer fields, skating/hockey rink and a basketball court. The complex offers a full gym, social room, onsite management and lobby/hallways that look like a high end hotel. This 2 bedroom, 2 full bath unit is ideal for the professional who wants a roommate or home office. The living room offers hardwood flooring, 9' ceilings, gas fireplace with stone face, border feature on ceiling and is very bright thanks to being offset and set back from the woods. Kitchen has stainless steel appliances, breakfast bar, maple cabinets and tile flooring. There is brand new carpet in both of the bedrooms. Primary bedroom has a huge walk in closet and a 4pc ensuite. The ensuite has a tile floor, separate shower and a soaker tub. Second bedroom is a good size ideal for a roommate, office, yoga studio or guest suite. There is a full size storage locker in front of the parking stall. Not all units have them. Some only have 1/2 size storage area. Deck is large and very private with lots of light. Not uncommon to see deer in the green space the deck over looks. Short drive to the LRT, Westhills Shopping Centre, downtown and the mountains. Right off the ring road ensures you can get anywhere in the city in a hurry.