



# 10 Discovery Ridge Close Calgary Alberta

\$498,900

Living in the Wedgewoods combines the scenic charm of Canmore with the convenience of being just 15 minutes from downtown Calgary. This meticulously upgraded 2-bedroom, 2-bathroom condo home spans 1032 square feet and offers a preferred south-facing view of a serene forest. Nestled in the highly sought-after Wedgewoods area of Discovery Ridge, the condo boasts beautifully designed laminate floors and brand-new, in-vogue carpet in both bedrooms. The spacious master bedroom features functional closet organizers in the ensuite, and the entire home has been freshly upgraded with designer paint. Conveniently located near the elevator, home #319 includes a titled underground parking stall, positioned close to the garage elevator for easy access. The Wedgewoods' concrete structure ensures minimal sound travel between homes, and the condo association covers lighting utilities, an uncommon and valuable benefit to the home owner. Backing onto Griffith Woods, this condo home offers a personal wildlife sanctuary with deer roaming the 93-acre protected reserve along the Elbow River. For nature enthusiasts, it's a hiker's paradise, located just 3 minutes from the Elbow River pathway system. Discovery Ridge is a peaceful, secluded community with easy access to shopping, schools, and city transit. Mount Royal University and Rockyview Hospital are less than 10 minutes away. Building 30 offers amenities including a well-equipped gym and a community social room, perfect for gatherings and events. The recently completed Calgary Ring Road now provides even better and more seamless access to all parts of the city. The Discovery Ridge Community Association maintains an adjacent range of recreational facilities, including a children's playground, tennis courts, soccer fields, a skating/hockey rink, and a basketball court. It's the perfect oasis and balance to city living, and home. #319 is...

Living room 14.58 Ft x 13.50 Ft

Kitchen 10.83 Ft x 8.83 Ft

Dining room 14.67 Ft x 7.00 Ft

Primary Bedroom 13.92 Ft x 10.92 Ft

Bedroom 10.08 Ft x 10.00 Ft

4pc Bathroom 9.17 Ft x 8.75 Ft

Other 8.25 Ft x 4.67 Ft

3pc Bathroom 8.08 Ft x 5.92 Ft

Foyer 7.67 Ft x 2.92 Ft

Laundry room 8.25 Ft x 4.58 Ft

Other 9.58 Ft x 7.50 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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