



## 30 Discovery Ridge Close Calgary Alberta

\$315,000

Click brochure link for more details\*\* Experience luxury living in the heart of Southwest Calgary's prestigious Discovery Ridge. Nestled in the highly sought-after Wedgewoods of New Discovery, this RENOVATED corner unit condo offers an unparalleled blend of high-end finishes, nature-infused living, and premium amenities. Positioned just steps from Griffin Woods Park, you'll feel like you're living in a Banff or Canmore retreat, while remaining close to all the conveniences Calgary has to offer. Key Features that Sets Chateau 318 Apart: Spacious 863 sq. ft. (builder plan) layout featuring 1 bedroom + den and a walk-in closet in the primary bedroom. Steel and concrete construction, providing superior soundproofing and a serene atmosphere. Recently refinished level three Brazilian cherry hardwood floors (valued at \$4800) and freshly painted walls, baseboards, and trim (valued at \$3200)--move-in ready and dripping in luxury! A rare gas fireplace, perfect for cozy winter evenings, alongside a massive soaker tub and separate shower--features almost unheard of in condo living. Corner unit privacy: Enjoy the peace and quiet with only one shared wall and ample natural light. Pet-friendly building with a titled underground parking stall for secure and convenient access. Unmatched Building and Community Perks: Fitness facility and games room right on site, plus security services patrolling the premises for your peace of mind. Steps away from Griffin Woods Park: Immerse yourself in nature with endless hiking trails, wildlife, and stunning views, all at your doorstep. Whether it's a morning walk or an evening run, this park is your backyard. Convenient access to West Hills and Signal Hill Centre, offering a wide variety of shopping, dining, and entertainment options, all within a short drive. Unlike the other condo units, Chateau 318 offers top-tier upgrades, including newly re...

Den 6.92 Ft x 5.92 Ft

4pc Bathroom .00 Ft x .00 Ft

Laundry room 4.25 Ft x 3.00 Ft

Kitchen 13.75 Ft x 9.08 Ft

Living room 13.75 Ft x 12.00 Ft

Dining room 13.75 Ft x 8.00 Ft

Primary Bedroom 11.08 Ft x 13.33 Ft

Other 10.83 Ft x 7.58 Ft

Listing Presented By:



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# RE/MAX®

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(CENTRAL)**

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