



## 30 Discovery Ridge Close Calgary Alberta

\$468,500

Great views and tastefully updated is this awesome two bedroom two bathroom executive style condominium. Fantastic layout with two spacious bedrooms on either side of the unit divided by an amazing main living area with kitchen, dining and living rooms. Feature gas fireplace as well. Primary suite has a full 4piece washroom with large soaker tub and stand up shower. Spacious balcony with incredible views and natural gas outlet for the bbq. Seller has put \$50-60k in recent renovations. New Marble and laminate flooring, fresh paint everywhere, decorative drywall features, matching marble tub and shower surrounds and all kinds of storage. Amazing views and natural light everywhere. Being on the top floor there is no need for window treatments and no neighbours above. 1174 sq foot of spacious living area. Unit is super convenient to the elevator - literally 12 steps away...and the extra long parking stall in the heated underground parkade is literally 23 steps to the elevator - easy mission with the groceries! Very reasonable condo fees of \$524.93 and includes all utilities. Exterior is stone, stucco and metal roof system so that should help keep fees lower over the years. Building has a workout facility, a billiard and gathering room as well. Very tight nit condo association and the neighbours love it. Lets talk location...have you ever walked the woods in Discovery Ridge? Heavily wooded pathway system goes for miles...all kinds of mature trees, mother nature and many access points to the Elbow river, so serene! Please see all the pictures for the wonderful updates to your new home! Great location to the connectors for Stoney Trail and Glenmore Trail SW. (id:6769)

4pc Bathroom 10.75 Ft x 8.92 Ft

Other 8.00 Ft x 5.00 Ft

Primary Bedroom 15.92 Ft x 10.92 Ft

3pc Bathroom 8.92 Ft x 5.92 Ft

Bedroom 15.08 Ft x 11.58 Ft

Laundry room 5.58 Ft x 3.33 Ft

Other 12.67 Ft x 5.58 Ft

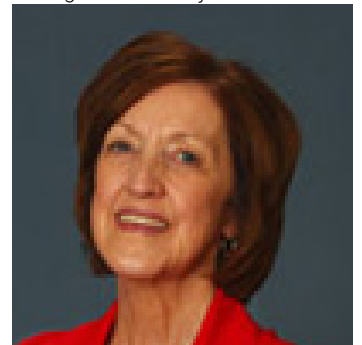
Kitchen 12.58 Ft x 9.33 Ft

Dining room 14.33 Ft x 8.25 Ft

Living room 16.17 Ft x 13.42 Ft

Other 10.25 Ft x 7.58 Ft

Listing Presented By:



Originally Listed by:  
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