

20 DISCOVERY RIDGE Close #214, Calgary T3H 5X4

MLS®#: **A2150408** Area: **Discovery Ridge** Listing Date: **07/17/24** List Price: **\$467,000**
 Status: **Active** County: **Calgary** Change: **-\$8k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **2006**
 Year Built: **2006**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,032**
 Low Sqft:
 Ttl Sqft: **1,032**

DOM
61
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Underground**

Utilities and Features

Roof:
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line, Playground**
 Construction: **Concrete, Stone, Stucco**
 Flooring: **Carpet, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Pantry**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`11" x 10`11"	Bedroom	Main	10`1" x 10`0"
4pc Ensuite bath	Main	8`9" x 8`11"	3pc Bathroom	Main	7`11" x 5`11"
Walk-In Closet	Main	8`3" x 5`0"	Kitchen	Main	9`4" x 10`10"
Living Room	Main	12`6" x 13`5"	Laundry	Main	8`8" x 4`7"
Balcony	Main	9`8" x 7`4"	Living Room	Main	12`6" x 13`5"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$525

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0612139

Remarks

Pub Rmks: **Move in Immediately! Welcome to luxury living in the highly sought-after community of Discovery Ridge! This impeccably well maintained large (1032 SF) 2 bedroom 2 bathroom Second floor Condo exudes exclusivity and tranquility with Easterly views that overlook Griffith Woods Park. Upon entering, you are immediately captivated by the high ceilings and the natural surrounding that creates an inviting and open ambiance. The modern kitchen is a chef's delight, adorned with stainless steel appliances that seamlessly blend style and functionality; it also has a pantry for convenient storage. The master retreat has an incredible large walking closet and a 5 piece ensuite. The inviting living room has a natural gas fireplace perfect for cozying up during the winter months. The private balcony with a gas hook up offers breathtaking, unobstructed views of the natural reserve. This unit comes with a secured titled heated underground parking stall. Enjoy the wealth of amenities that come with this exceptional property and the Proximity to schools makes it an ideal choice for families, while nature enthusiasts will appreciate the easy access to outdoor trails, parks, skating rink and tennis courts. Call your Favorite Realtor to set up s showing today.**

Inclsions: **none**

Property Listed By: **Century 21 Bamber Realty LTD.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







