



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 DISCOVERY RIDGE Close #409, Calgary T3H 5X4**

MLS® #: **A2157902**      Area: **Discovery Ridge**      Listing Date: **08/17/24**      List Price: **\$499,850**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2006**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:

Park Feat:

**Underground**

Finished Floor Area

Abv Sqft: **1,029**

Low Sqft:

Ttl Sqft: **1,029**

DOM

**32**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
 Heating: **Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stone,Stucco**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 9`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`0" x 8`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 12`6"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`0" x 4`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 11`0"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 10`0"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`6" x 9`0"</b>	<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 6`0"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>9`0" x 9`0"</b>			

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$525

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0612139

Remarks

Pub Rmks: **Welcome to luxury living in popular Discovery Ridge, where urban convenience meets nature's tranquility. This beautifully renovated 2-bedroom, 2-bathroom suite is in the exclusive Building 20 of The Wedgewoods complex. The apartment has been meticulously updated with fresh paint throughout, including casings and baseboards, and brand new carpet in the master ensuite. A new microwave hood fan in the kitchen adds to the suite's modern appeal. This home features numerous high-end upgrades including exquisite engineered hardwood floors in the living room and bedroom, and stylish tile at the entrance and in the bathrooms. The kitchen is a chef's delight, showcasing stainless steel appliances, sparkling granite countertops, and maple cabinets with ample storage. The dining area flows seamlessly into the spacious, open-concept living room, highlighted by a gorgeous stone-accented fireplace, perfect for unwinding after a day exploring the adjacent Griffith Woods Park. The master ensuite is a dream retreat, featuring a new soft carpet, an extra-large walk-in closet with a sophisticated built-in storage system, and an ensuite oasis with a soaker tub and shower stand. A good-sized secondary bedroom boasts hardwood flooring and a large window. It can be used as an office for those working out of home. Step outside to a private balcony and enjoy breathtaking forest views and peaceful sounds of nature. Panoramic views can be enjoyed from every window in this upgraded home. Additional features include in-suite laundry, stylish knockdown textured ceilings, and blinds. A titled underground parking ensures convenience and security, while ample visitor parking accommodates your guests. As a bonus, underground parking comes with a storage cage for your use and enjoyment. The Wedgewoods is a pet-friendly complex with condo fees covering all utilities, allowing for stress-free living. The Wedgewoods offers superb amenities, including a gym and a community room. The Discovery Ridge community features a children's playground, tennis courts, soccer fields, a skating/hockey rink, and a basketball court. Enjoy the best of both worlds with quick access to downtown Calgary, Mount Royal University, Rockyview Hospital, shopping, schools, and city transit. Calgary Ring Road ensures quick access to all city quadrants. This Discovery Ridge gem offers a lavish lifestyle, seamlessly blending urban living with the great outdoors. Don't miss the opportunity to make this luxurious, upgraded suite your new home! Book your showing today!**

Inclusions: **Window Coverings**

Property Listed By: **CIR Realty**

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









