



THE
A-TEAM

**RE/MAX
FIRST**

10 DISCOVERY RIDGE Close #335, Calgary T3H 5X3

MLS® #: **A2168310** Area: **Discovery Ridge** Listing Date: **09/24/24** List Price: **\$449,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2005**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Enclosed,Heated Garage,Parkade,Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,027**
 Low Sqft:
 Ttl Sqft: **1,027**

DOM

24
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof:
 Heating: **Boiler,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Playground,Private Entrance,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Closet Organizers,Elevator,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`10" x 13`6"	Kitchen	Main	11`0" x 9`3"
Bedroom - Primary	Main	13`11" x 10`11"	Bedroom	Main	10`0" x 10`0"
3pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	0`0" x 0`0"
Dining Room	Main	14`5" x 9`0"	Laundry	Main	4`7" x 3`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$525

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0513173

Remarks

Pub Rmks: **The Wedgewoods of Discovery Ridge is a high end concrete building backing directly onto a 93 acre natural reserve (Griffith Woods). The complex also sides on to the community associations recreational facilities including a children's playground, tennis courts, soccer fields, skating/hockey rink and a basketball court. The complex offers a full gym, social room, onsite management and lobby/hallways that look like a high end hotel. This 2 bedroom, 2 full bath unit is ideal for the professional who wants a roommate or home office. The living room offers hardwood flooring, 9' ceilings, gas fireplace with stone face, border feature on ceiling and is very bright thanks to being offset and set back from the woods. Kitchen has stainless steel appliances, breakfast bar, maple cabinets and tile flooring. There is brand new carpet in both of the bedrooms. Primary bedroom has a huge walk in closet and a 4pc ensuite. The ensuite has a tile floor, separate shower and a soaker tub. Second bedroom is a good size ideal for a roommate, office, yoga studio or guest suite. There is a full size storage locker in front of the parking stall. Not all units have them. Some only have 1/2 size storage area. Deck is large and very private with lots of light. Not uncommon to see deer in the green space the deck over looks. Short drive to the LRT, Westhills Shopping Centre, downtown and the mountains. Right off the ring road ensures you can get anywhere in the city in a hurry.**

Inclusions: **None**
Property Listed By: **MaxWell Capital Realty**

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







