



THE
A-TEAM

**RE/MAX
FIRST**

20 DISCOVERY RIDGE Close #438, Calgary T3H 5X4

MLS® #: **A2185042** Area: **Discovery Ridge** Listing Date: **01/02/25** List Price: **\$534,900**
 Status: **Active** 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: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **1,311**
 Low Sqft:
 Ttl Sqft: **1,311**

DOM

7

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Hot Water**
 Sewer:
 Ext Feat: **Balcony,Barbecue,BBQ gas line**

Construction: **Concrete,Other**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,Granite Counters,No Smoking Home,Soaking Tub,Storage,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	9`6" x 4`11"	4pc Ensuite bath	Main	10`10" x 7`5"
Bedroom	Main	13`10" x 10`3"	Dining Room	Main	14`1" x 18`0"
Foyer	Main	10`8" x 4`10"	Kitchen	Main	9`0" x 9`0"
Laundry	Main	9`10" x 4`11"	Living Room	Main	13`11" x 17`0"
Bedroom - Primary	Main	18`3" x 20`8"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$720

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 0612139

Remarks

Pub Rmks: **Open House Saturday, January 11th 1 - 3 pm. Don't miss out on this excellent opportunity. You will be impressed with this large two Bedroom, two Bathroom corner unit. Two titled parking stalls with storage are included. Amazing location! This unit has everything you could possibly want. The open concept floor plan was designed with lots of windows to allow for natural lighting and views. The spacious Living room features a gas fireplace and glass door to access the private balcony extending your living space to the outdoors. Enjoy a peaceful lifestyle surrounded by the natural beauty of a forest. The well-designed Kitchen has attractive cabinetry with pull-out storage drawers and a built-in wine rack. There are granite counters, a raised breakfast bar and the quality appliances are included. The adjoining formal Dining area makes entertaining with family and friends a pleasure. There are two large Bedrooms. The Primary Bedroom is absolutely gorgeous! It has an extended space perfect for a quiet sitting area or home study. The large walk-through wardrobe closets lead to the luxurious Ensuite. There is a relaxing deep soaker tub and separate shower. The second Bedroom is the perfect retreat for overnight guests. It has a bayed window, large wardrobe closet and is located next to the main Bathroom. Convenient laundry and storage room complete with shelving to help keep you organized. You'll appreciate the quiet location close to the elevator for easy access to the secure underground parking and storage. Condo fee includes utilities (electricity, heat and water). This is a friendly complex where pets are allowed (Board approval required). Enjoy the amenities including the Fitness Room and Social Room with a pool table. There is a bike rack and lots of parking for visitors. Excellent location! Nestled on the edge of Griffiths Woods Park. Take a leisurely walk on the many pathways (watch out for wildlife!). Next to Discovery Ridge Community Association playfield with tennis courts & skating rink and down the street from community shopping & professional services. Easy access to major roadways throughout the city. Close to Westhill's Towne Centre with shopping, restaurants, theatres and so much more! Quick possession is available. A pleasure to show!**

Inclusions: **Barbeque**
Property Listed By: **RE/MAX Complete Realty**

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









