



GRASSROOTS

REALTY GROUP

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**305, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2320804



\$434,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,069 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 518
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar		

Inclusions: NONE

The Wedgwoods of Discovery Ridge is nestled in one of only two forest preserves in Calgary - Griffith Woods. This meticulously maintained 3rd floor home with 2-bedroom, 2-bathroom plus den is a nature lover's dream. The open concept layout featuring hardwood floors and oversized windows that bring in natural light and showcase the forest views from all your windows. On the cooler evenings cozy up in front of the gas fireplace with a stone surround to relax your night away. Enjoy cooking and entertaining in your spacious kitchen with eating bar that's open to a dining area large enough to entertain family and friends. The good-sized primary bedroom includes a walk-in closet and a large ensuite with soaker tub and walk-in shower. The second bedroom is located on the opposite side of the unit beside a 3 pc bath - ideal for guests or roommates. A den area just inside the entrance is the perfect size and in-suite laundry. The condo fee includes heat, electricity, water and gas. A fully equipped fitness center and a community lounge room provide opportunities for recreation and social engagement. It also comes with one titled underground parking stall. Located steps from the Elbow River pathway system, this home is a haven for nature lovers, hikers, and outdoor enthusiasts. There is nearby shopping and dining options at your doorstep. The Discovery Ridge Community Association also provides access to sports courts (tennis, basketball, pickleball), soccer fields, a playground, and a skating rink. A great place to call home!