

**102, 10 Discovery Ridge Hill SW
Calgary, Alberta**

MLS # A2223703



\$679,000

Division:	Discovery Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,649 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 520
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: white shelving in garage

OPEN HOUSE cancelled! Nestled in the heart of Discovery Ridge, this beautifully upgraded corner unit townhouse offers the perfect blend of privacy, natural beauty, and sophisticated design. Backing onto a serene hillside and adjacent to Griffith Woods Park, one of Calgary's largest green spaces, this home delivers a rare combination of tranquil surroundings and urban convenience. Step inside and be immediately impressed by the bright, open-concept layout featuring vaulted ceilings, expansive southeast-facing windows, and sunlight from dawn to dusk. Enjoy peaceful mornings and cozy evenings on the main-floor balcony off the dining area, offering treed views and hillside serenity, or unwind on your ground-level TimberTech patio with privacy screens and direct side yard walkout—ideal for morning coffee and deer watching. Every detail has been thoughtfully updated, including rounded drywall corners, refined mouldings and new designer lighting fixtures throughout. The kitchen features granite countertops, wood-stained cabinetry, an updated faucet, brand new garburator, and a full suite of Whirlpool appliances (including a 5-burner electric range and slimline OTR). Upstairs, the spacious primary suite boasts a walk-in closet and spa-like bathroom, with heated tile flooring and upgraded handheld shower heads found in every bath. Other features include: Fully repainted in 2024 in Benjamin Moore's elegant White Dove (eggshell finish); gas fireplace in the living room, central vacuum system servicing all levels, including the garage; heated tile flooring in all bathrooms and hardwood floors on the ground and main levels; ground floor bedroom with adjacent full bath, corner shower, and laundry; new furnace motherboard (2023) and heat tape installed throughout all gutters to prevent frost buildup; rainwater collection

system (2024) for eco-conscious living; double attached garage and ample basement storage with development potential; recent professional carpet cleaning and interior/exterior window washing. All major appliances—including the LG AI Tower washer/dryer—were replaced just two years ago. The entire complex also recently received new roof shingles, offering added peace of mind. This location is second to none—directly across the street from parks, soccer fields, a hockey rink, tennis and pickleball courts, and a playground, and steps from the Discovery Ridge Plaza featuring a daycare, medical services, boutique shops, and the beloved Wonder Donut Café. Whether you're soaking in the natural beauty, enjoying the comfort of recent upgrades, or stepping out to explore nearby trails and amenities, this is a rare opportunity to call Discovery Ridge home.