



THE
A-TEAM

**RE/MAX
FIRST**

60 DISCOVERY VALLEY Cove, Calgary T3H 5H3

MLS®#: **A2137156**

Area: **Discovery Ridge**

Listing Date: **06/06/24**

List Price: **\$2,195,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **2,345**
Low Sqft:
Ttl Sqft: **2,345**

DOM

25
Layout
Beds: **3 (1 2)**
Baths: **4.0 (3 2)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **20,908 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Cul-De-Sac,Environmental Reserve,No Neighbours Behind,Landscaped,Underground Sprinklers,Yard Lights,Rectangular Lot,Treed

Park Feat:

Driveway,Front Drive,Heated Garage,See Remarks,Triple Garage Attached,Workshop in Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Forced Air,Hot Water**
Sewer:
Ext Feat: **BBQ gas line,Built-in Barbecue,Fire Pit,Garden,Lighting,Misting System**

Construction: **Cedar,Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Stone**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Refrigerator,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Bidet,Built-in Features,Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,Pantry,Smart Home,Storage,Vaulted Ceiling(s),Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`3" x 14`1"
Kitchen	Main	17`9" x 15`5"
Bedroom - Primary	Main	13`4" x 24`8"
Walk-In Closet	Main	8`3" x 9`6"
2pc Bathroom	Main	6`8" x 5`7"
Bedroom	Basement	11`5" x 12`4"

Room	Level	Dimensions
Living Room	Main	18`3" x 20`11"
Dining Room	Main	17`6" x 13`10"
5pc Ensuite bath	Main	10`9" x 18`8"
Office	Main	10`6" x 17`9"
Mud Room	Main	11`3" x 8`0"
4pc Ensuite bath	Basement	12`10" x 9`0"

Walk-In Closet
3pc Ensuite bath
Media Room
2pc Bathroom

Basement 8`9" x 5`0"
Basement 9`5" x 6`11"
Basement 17`8" x 18`2"
Basement 5`6" x 8`10"

Bedroom
Game Room
Other
Furnace/Utility Room

Basement 12`9" x 12`7"
Basement 30`6" x 32`9"
Basement 9`11" x 7`11"
Basement 11`10" x 14`3"

Legal/Tax/Financial

Condo Fee:
\$172

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-1

Legal Desc: 0211320

Remarks

Pub Rmks: **3 BEDROOMS | 3 ENSUITE BATHROOMS | 2 HALF BATHROOMS | 4,522 SQ FT OF LIVING SPACE | WALKOUT BUNGALOW | TRIPLE ATTACHED GARAGE | GATED COMMUNITY | BACKING ONTO GRIFFITH WOODS PARK | Welcome to this stunning home in the exclusive gated community of "The Cove" in Discovery Ridge, backing onto the protected Griffith Woods Park. This custom-built walkout bungalow offers over 4,500 sq ft of luxurious living space. Every detail has been thoughtfully designed with modern elegance, detailed millwork, Brazilian cherry hardwood, and meticulous attention to detail throughout. Upon entering, you will be greeted by a grand foyer with a stunning chandelier and views of the natural park behind the home. The living room invites you to enjoy the cozy ambiance with a 2-sided gas fireplace and large windows. The heart of the home is the chef's dream kitchen, featuring gorgeous custom cabinetry, a large granite island, a Subzero fridge, a Wolf 6-burner gas range, and an integrated hood fan. The spacious attached dining room, with a built-in buffet and storage, provides the perfect place to entertain. Head outside to an extension of the kitchen and living area with a built-in barbeque and an additional sitting area with a wood-burning fireplace and custom feature curved wood ceiling. As you make your way to the other side of the house, you'll discover the master retreat, sharing a 2-sided gas fireplace with the luxurious ensuite, offering a peaceful haven for relaxation. The ensuite features heated floors, an Ultra tub surrounded by windows, a bidet toilet, a fully tiled shower, and continues to a large walk-in closet. The basement is complete with in-floor heating, a large recreation room with a pool table and TV area, a wet bar, a media room with a Murphy bed, and two spacious additional bedrooms, both with their own ensuites and large closets. Enjoy the walkout basement to your own oasis with a swim spa built into the patio, landscaping with 2 waterfalls, a feature bridge, an outdoor fireplace, a 9-zone irrigation system, and yard lighting. This home also features a heated double attached garage as well as a single attached garage that can also be used as a gym with a TV and additional workshop area. Additional features include a Control4 system throughout the home, central air conditioning, central vacuum, steam humidifier, electronic air cleaner, and water softener. This exceptional property is ideally situated steps away from the Griffith Woods Park walking paths and minutes away from schools, shopping, restaurants, and Stoney Trail. This remarkable property is a must-see! **Garage Dimensions - Double garage 22'10" x 24'1", Single 16'8" x 22'10"**

Inclusions: **2x Dishwashers, 3x Garage Controls, All TVs and TV Wall Mounts in House, Control 4 System & All Components, Fire Wood Holder, Wood Rack & Fireplace Tools, Murphy Bed, 2x Patio Heaters, Pool Table, Outdoor Standup Teak Cabinet & Bench, Swim Spa & Cover, Winter Swim Spa Cover, Water Feature Pumps, Work Bench & Bike Racks in Garage, Yard Ornaments**

Property Listed By: **RE/MAX First**

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











