



THE
A-TEAM

**RE/MAX
FIRST**

67 DISCOVERY VALLEY Cove, Calgary T3H5H3

MLS®#: **A2169280** Area: **Discovery Ridge** Listing Date: **09/28/24** List Price: **\$1,780,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2004**
Lot Information
 Lot Sz Ar: **14,908 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,346**
 Low Sqft:
 Ttl Sqft: **3,346**

DOM

8
Layout
 Beds: **6 (4 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Many Trees**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Barbecue,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 4`11"	Breakfast Nook	Main	13`10" x 11`10"
Dining Room	Main	12`11" x 11`11"	Kitchen	Main	14`3" x 15`8"
Living Room	Main	20`1" x 13`9"	Office	Main	11`7" x 12`5"
4pc Bathroom	Upper	5`11" x 8`0"	4pc Ensuite bath	Upper	4`11" x 9`0"
5pc Ensuite bath	Upper	12`0" x 21`3"	Bedroom	Upper	11`1" x 14`0"
Bedroom	Upper	16`3" x 14`11"	Bedroom	Upper	19`3" x 18`7"
Bedroom - Primary	Upper	14`1" x 14`11"	Laundry	Upper	7`2" x 6`11"

Walk-In Closet	Upper	17`5" x 7`3"	3pc Bathroom	Lower	4`11" x 9`0"
Bedroom	Lower	10`11" x 14`0"	Bedroom	Lower	11`7" x 11`4"
Game Room	Lower	13`10" x 26`11"	Media Room	Lower	15`6" x 14`0"

Legal/Tax/Financial

Condo Fee:
\$172

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-G

Legal Desc: **0211320**

Remarks

Pub Rmks: **Welcome to Discovery Valley Cove, an exquisite estate nestled on a private gated cul-de-sac offering a perfect blend of luxury, comfort, and nature. As you step inside, you'll be greeted by an expansive foyer and an abundance of natural light that flows throughout the open-concept living space. The gourmet kitchen is a chef's dream, featuring top-of-the-line stainless steel appliances, granite countertops, a large center island with breakfast bar, and ample cabinetry. The large living room boasts a cozy gas fireplace and large windows that offer breathtaking views of the surrounding greenery. The main level also includes a spacious formal dining room, a bright home office, and a convenient mudroom with access to the oversized triple garage with a car lift which can easily store 4 vehicles. Upstairs, you'll find the primary suite, complete with a spa-like ensuite featuring a deep soaker tub, steam shower, dual vanities, and a generous walk-in closet. Three additional bedrooms and two full bathroom complete the upper level. The fully finished basement is an entertainer's paradise, offering a large recreation room, a wet bar, a theater room, two additional bedrooms, a full bathroom and walks out to a great outdoor space. Outside, enjoy your own private .34 acre oasis which features a large deck with a hot tub and built in BBQ, a shed for ample storage, a hidden fire pit in your private forest, and direct access to walking trails and green spaces which back directly onto the Elbow river. This home is just minutes away from top-rated schools, shopping, restaurants, and the picturesque Griffith Woods Park, while also being only 18 minutes away from downtown. Don't miss your chance to own this exceptional property - a true gem in the heart of Discovery Ridge! Schedule your private tour today.**

Inclusions: **Hot tub, amp, BBQ**
Property Listed By: **City Homes Realty**

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