

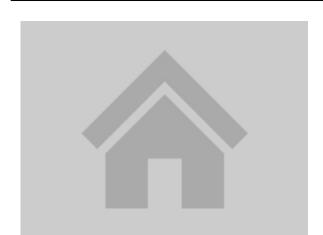
## 67 DISCOVERY VALLEY Cove, Calgary T3H5H3

MLS®#: A2169280 Area: Discovery Ridge Listing 09/28/24 List Price: **\$1,780,000** 

Status: **Active** County: Calgary Change: None Association: Fort McMurray

Date:

Access:



Kitchen Appl:

**General Information** 

Residential Prop Type: Sub Type: Detached City/Town: Calgary

Year Built: 2004 Abv Saft: 3,346 Lot Information Low Sqft:

Lot Sz Ar: 14,908 sqft Ttl Sqft: 3.346

Lot Shape:

Ttl Park: 4 4 Garage Sz:

DOM

Layout

6 (42)

4.5 (4 1)

2 Storey

Beds:

Baths:

Style:

**Parking** 

8

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

Finished Floor Area

Park Feat: **Triple Garage Attached** 

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air Stone, Stucco, Wood Frame

Sewer: Flooring:

Ext Feat: Balcony, Barbecue, Private Yard Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt: **Poured Concrete** 

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> Level Dimensions Room Level **Dimensions** 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" 20`1" x 13`9" Office **Living Room** Main Main 11`7" x 12`5" 4pc Bathroom Upper 5`11" x 8`0" 4pc Ensuite bath Upper 4`11" x 9`0" 11`1" x 14`0" 12`0" x 21`3" **Bedroom** 5pc Ensuite bath Upper Upper **Bedroom** 16`3" x 14`11" **Bedroom** 19`3" x 18`7" Upper Upper **Bedroom - Primary** Upper 14`1" x 14`11" Laundry Upper 7`2" x 6`11"

Walk-In Closet Bedroom Game Room	Upper Lower Lower	17`5" x 7`3" 10`11" x 14`0" 13`10" x 26`11"	3pc Bathroom Bedroom Media Room Legal/Tax/Financial	Lower Lower Lower	4`11" x 9`0" 11`7" x 11`4" 15`6" x 14`0"
Condo Fee: \$172		Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>		Zoning: <b>R-G</b>	
Legal Desc:	0211320	-	Remarks		
Pub Rmks:	Walsons to Discovery Valley Cover an exercisity astate mostled on a writest mated out do not officially a wayfest bland of lower and and an exercise to the contract of the co				
Inclusions: Property Listed By:	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.  Hot tub, amp, BBQ City Homes Realty				

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