



**GRASSROOTS**  
REALTY GROUP

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## 19 Discovery Valley Cove SW Calgary, Alberta

**MLS # A2216158**



# \$1,585,000

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,806 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, Oversized, Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Envir		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 172
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		
<b>Inclusions:</b>	Garage heater		

Welcome to Discovery Valley Cove, Discovery's exclusive gated community and one of the Westside's most desirable addresses. This walkout bungalow by Parkhaven Homes offers 3250 sq ft of living space, a 3 car attached heated garage and sits on a 9,800 sq ft lot, on the south side of the street, offering a southern exposure & WARM & BRIGHT - backing directly into the wilds of Griffith Woods & TRANQUIL, PRIVATE & QUIET! On arrival you will be struck by how this home captures the sun, a design with accents which play to its environment, a taste of Canmore in the city. The open floor plan offers engaging sightlines to draw you through to the deep, rich forest beyond & INVITING! On the main you will love the maple hardwoods, 10' ceilings, custom B/I's and millwork, granite counters through the kitchen and generous window treatments. This is a space both your family and guests will feel immediately at home. The open kitchen features a center island/breakfast bar, gas stove and sits adjacent to your dining space, surrounded with windows, offering an intimate connection with the woods beyond. The primary suite plays to the woods with large windows and a full 6pc bath, including steam shower. The main level also enjoys a den/home office at the entrance. The walkout level features a large open rec room, with second fireplace, which will easily accommodate your needs whether that be games, media and/or fitness. There are two additional beds down, each with walk-in closets and direct exposure to the woods, sharing a full 4pc bath. People long for the gated community of Discovery Valley Cove and the opportunity to own a property on the southside of this wonderful street rarely comes to market.

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