



**8 Discovery Valley Cove SW
Calgary, Alberta**

MLS # A2141823



\$1,525,000

Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,927 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Lawn, Landscaped, Underground Sprinklers, Yard Drainage		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 172
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Suspended Motorized Garage Storage (x2), second washer/dryer set in mechanical room.

This exquisite home nestled within the exclusive gated enclave of Discovery Valley Cove. The property boasts impressive curb appeal with a professionally landscaped 0.24 acre lot. The backyard is a private oasis, featuring a large deck, mature trees, an outdoor wood-burning fireplace, and ample space to enjoy the evening sun. Step inside to discover this light-filled home with a sophisticated interior. The front foyer divides the formal dining room and elegant front music room, complete with a gas fireplace. Hardwood floors carry you through to the living room and spacious kitchen with its large island and walk-in pantry. The main floor primary bedroom features a pristine 5 piece ensuite with heated floors, walk-in closet, blackout roll shutters, and is connected to a den/office which can be converted into a larger closet/dressing room. Downstairs, you'll find the three remaining large bedrooms along with a home theater room. You'll appreciate how bright the main family room is from the expansive windows and enjoy the advantages of having a walk-out basement year round. During the colder months, the hydronic in-floor heating of the basement keeps everyone comfortable. The lower level is completed with additional storage and a secondary washer/dryer pair in the mechanical room. True convenience for living with teenagers or if you ever wanted to add a hot tub on the lower level. Residents of this gated community benefit from exceptional amenities, including sidewalk snow removal, ensuring hassle-free winters. Literal steps away is the Griffith Woods Nature Park. Discovery Ridge is known for its family-friendly atmosphere and close-knit community feel. An ideal community for those with an active lifestyle or those who enjoy being secluded in nature. Other notable features include the attached workshop/shed with power overhead door,

motorized suspended garage storage racks, exterior irrigation, central A/C and boiler system (both installed 2023)