

# \$1,585,000 - 19 Discovery Valley Cove Sw, Calgary

MLS® #A2216158

**\$1,585,000**

3 Bedroom, 3.00 Bathroom, 1,806 sqft

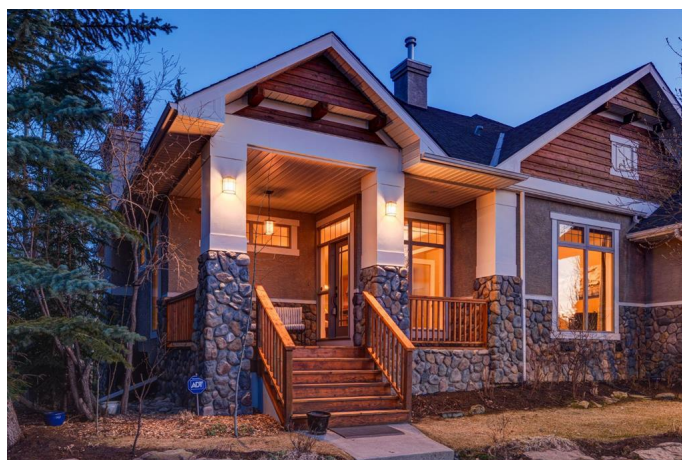
Residential on 0.23 Acres

Discovery Ridge, Calgary, Alberta

OPEN HOUSE â€“ Sun May 4 (1-3) Welcome to Discovery Valley Cove, Discovery's exclusive gated community and one of the Westsideâ€™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 â€“ WARM & BRIGHT - backing directly into the wilds of Griffith Woods â€“ 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 â€“ INVITING! On the main you will love the maple hardwoods, 10â€™ ceilings, custom B/Iâ€™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.

Built in 2003

### **Essential Information**

MLS® #	A2216158
Price	\$1,585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,806
Acres	0.23
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	19 Discovery Valley Cove Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5H3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	5
Parking	Heated Garage, Oversized, Tandem, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Breakfast Bar, Double Vanity, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Playground, Private Entrance
Lot Description	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Environmental Reserve, Landscaped, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 29th, 2025
Days on Market	2
Zoning	R-G
HOA Fees	300
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX First
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