



GRASSROOTS

REALTY GROUP

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

MLS # A2323166

\$2,350,000



Division:	Discovery Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,321 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Single Garage Attached		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Viking 6-burner gas stove, Bosch double built-in ovens, Sub Zero built-in kitchen refrigerator, Pantry deep freeze, Basement fridge (utility room), Basement bar fridge, Basement bar dishwasher, Hot tub, Pool table & accessories, Outdoor & indoor speakers, Telus Security System

Tucked away in the exclusive gated community of Discovery Valley Cove and backing directly onto Griffith Woods, this extraordinary custom bungalow with loft offers a rare blend of luxury, privacy, and an unparalleled connection to nature. Set on a beautifully landscaped, south-facing lot, every detail has been thoughtfully designed to create a home that is equally impressive for entertaining as it is for everyday living. Inside, soaring coffered ceilings, timeless finishes, and custom woodwork showcase the home's exceptional craftsmanship. The kitchen is worthy of a culinary enthusiast, outfitted with premium Viking, Sub-Zero, and Bosch appliances, and serves as a space suited for both intimate family dinners and entertaining on a grand scale. The luxurious main-level primary suite offers a serene escape, highlighted by crown mouldings, a stunning forest view, and a spa-inspired 6-piece ensuite featuring a clawfoot soaker tub, oversized dual-head shower, and generous walk-in closet. Just off the main living area, a discreet staircase leads to a private loft retreat perfectly suited for guests, teens, or family members seeking their own space. This upper level includes a bright bonus area, a large bedroom with vaulted ceilings and expansive windows, and a refined 4-piece bathroom. Downstairs, the fully developed walkout is designed for entertaining, featuring a well-equipped wet bar, wine room, spacious recreation area with a fireplace & billiards table, and a dedicated home gym. An elegant home office, additional guest bedroom, and 4-piece bath complete this level. The prime location of this remarkable property is the backyard—a true private sanctuary complete with a stone gas fireplace, new saltwater hot tub, and a heated upper deck, ideal for enjoying peaceful mornings or evenings overlooking the natural beauty of the

surrounding forest. Practicality has not been overlooked, with oversized insulated double and single attached garages, in-ground irrigation system, cold storage, a large mudroom with separate laundry area, and built-in speaker system throughout the home. Perfectly positioned just minutes from Westhills, Signal Hill, and Aspen Landing, with easy access to Stoney Trail and proximity to top-rated schools, this home also offers direct access to the trails and river pathways of Griffith Woods – a 93-hectare natural environment park. Built by Morrison Homes, this exceptional residence presents a lifestyle that is seldom available and truly unforgettable.