



## 12 Discovery Valley Cove Calgary Alberta

\$2,100,000

Nestled on one of the Westhills' most coveted streets, this distinguished property offers private gated access and a breathtaking setting amidst mature pine and spruce trees. Perfect for families, this home features plenty of living areas, kid-friendly bedrooms with their own ensuites, and an inviting walk-out basement that is sure to become the ultimate hangout spot for everyone. A harmonious flow between the kitchen, living and dining room are ideal for everyday living and entertaining. The dining room and living room are connected by a double-sided fireplace. A chandelier adorned with delicate branch-like arms illuminates the dining room, while the living room has a mountain-like ambiance with stunning treetop views of the backyard. The kitchen extends into a spacious dining nook with ample storage for dishes and glassware, and a chef's pantry with a full-sized fridge, freezer, microwave, and secondary sink. Step out onto the deck, where a pergola provides shade and a wood-burning fireplace adds warmth on cool evenings. A spacious home office with two built-in workstations and access to a private side deck offers a functional and comfortable space for remote work, while a separate, tucked-away homework nook is the perfect spot for kids' crafts and school projects. The extra-large mudroom helps to keep all family members organized as they head off to school, lessons, or practice. Upstairs, a bonus room and cozy reading bench are playful spaces for your little ones to relax and enjoy. The primary bedroom features a grasscloth accent wall, a fireplace, and a versatile flex space that could serve as a dressing room, library, or zen retreat. It connects to a rooftop patio with eastern exposure - a lovely spot to sip a morning cup of coffee at sunrise. A serene ensuite with a soft colour palette contains a soaking tub, dual vanities and a steam shower. The two additional...

Recreational, Games room 14.75 Ft x 14.50 Ft

Family room 19.33 Ft x 16.50 Ft

Bedroom 16.00 Ft x 10.83 Ft

Bedroom 16.75 Ft x 10.42 Ft

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Pantry 9.67 Ft x 8.00 Ft

Office 9.00 Ft x 12.42 Ft

Office 8.42 Ft x 5.83 Ft

2pc Bathroom Measurements not available

Laundry room 9.00 Ft x 6.42 Ft

Primary Bedroom 17.42 Ft x 11.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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**Kitchen** 19.00 Ft x 14.42 Ft  
**Dining room** 13.33 Ft x 14.83 Ft  
**Breakfast** 12.00 Ft x 14.42 Ft  
**Living room** 20.00 Ft x 16.75 Ft

**Bedroom** 13.42 Ft x 12.50 Ft  
**Bedroom** 13.42 Ft x 10.75 Ft  
**Bonus Room** 22.00 Ft x 13.00 Ft