

## 60 Discovery Valley Cove, SW



## "The Cove" in Discovery Ridge



Enter through a handsome arched door into a beautiful barrel vaulted foyer that embraces all guests with a feeling of splendor and welcome. While stunning finishing details can be found everywhere you cannot help but feel comfortable in this impressive home.



Double French doors lead into this fabulous home office with a bayed window, Brazilian cherry hardwood, eye-catching wall sconces and exposed beams overhead. Why leave the comforts of your home when you can work from home?



Who says a kitchen cannot be exquisitely appointed, comfortable and perfectly practical? This impressive island-style kitchen offers the best of all worlds! Enjoy the cozy ambiance of the 2-sided gas fireplace while baking, or be inspired to create culinary delights with the use of top-of-the-line appliances.



A large island beckons your family to enjoy casual dining and invites the kids to sit and chat with you as you cook. With granite countertops, storage in cream & espresso cabinetry, attractive lighting, tile backsplash, hardwood floors and a long list of thoughtful upgrades including an integrated trash drawer with countertop access this kitchen promises to impress you.



Guests are sure to feel comfortable in this stunning great room with a gas fireplace and attractive crown moulding. A wall of windows invites you to set your gaze on the natural splendor of Griffiths Woods.

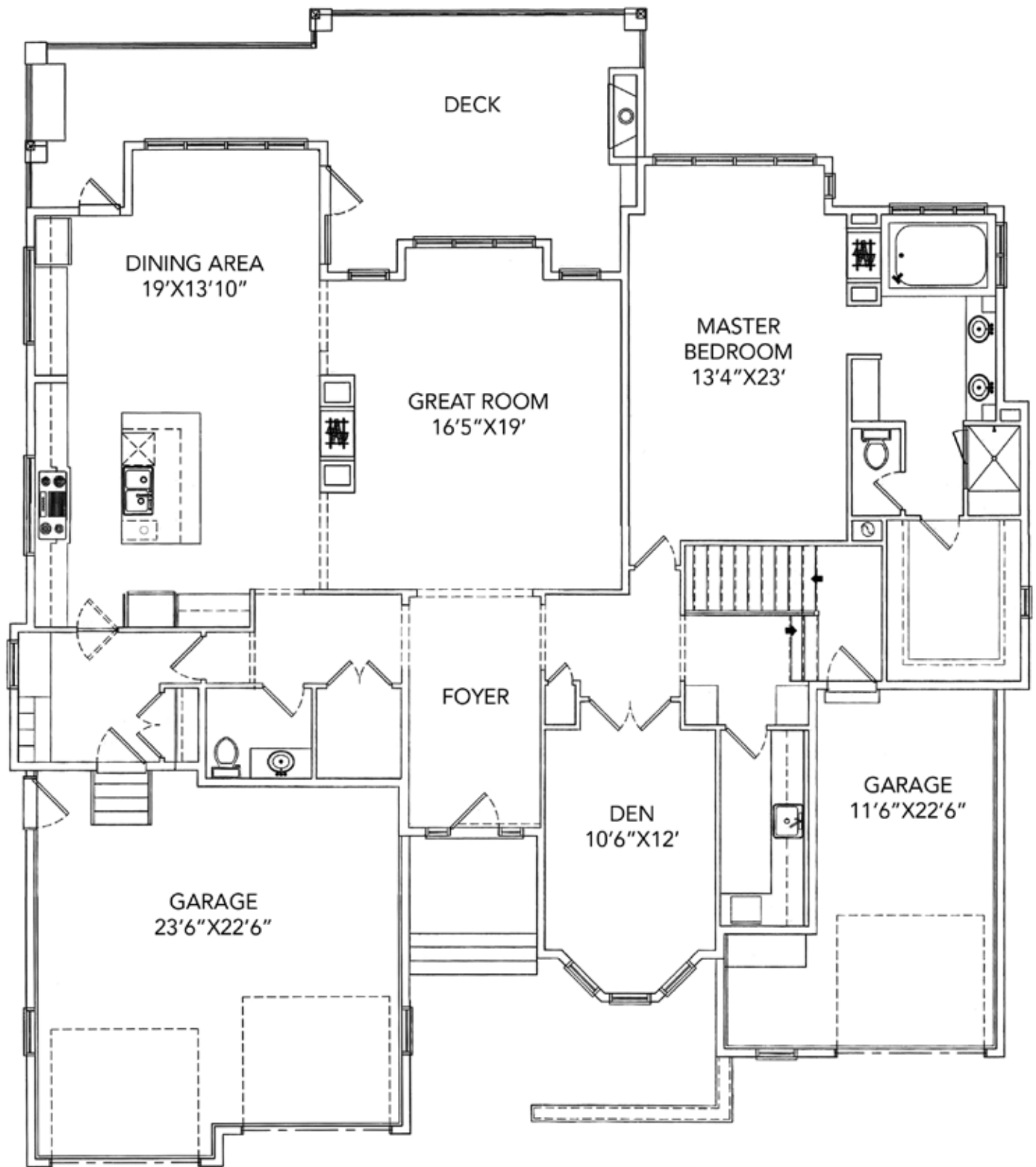


This dramatic dining area is the ultimate space for both casual and formal dining. A dazzling chandelier adds a striking, elegant element to this dining room. A built-in coffee station provides the perfect excuse to sit down and enjoy the morning paper while overlooking the trees.



Beautifully finished, the walkout level is a great space to enjoy a night in! This family room features an eye-catching tray ceiling, gas fireplace and overlooks the Griffith Woods natural reserve.





MAIN FLOOR: 2317 sq ft



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An entertainer's delight: the walkout has been developed with a fabulous games area, fully equipped wet bar and media room (complete with all components!).

# GRIFFITH WOODS

## NATURAL ENVIRONMENT PARK



### PARK IMPROVEMENT PROJECTS

#### WASHROOM FACILITY

A new washroom facility is to be constructed in fall 2004. The facility design is intended to be site-specific and sensitive to the natural setting and history. The architects will try to incorporate local park elements such as native plant materials and natural rock, where possible.

The architects and project manager are working with various municipal and provincial authorities to obtain the permits required prior to construction.

#### PARK RESTORATION

Prior to the establishment of the park, the area was used for agricultural and ranching purposes. Horses and cattle extensively grazed portions of the area, contributing to the introduction of non-native plant species and soil disturbance in some areas. In addition, a 138 kV powerline and a ranch road network have impacted the site.

The City of Calgary has developed a restoration program with the ultimate goal of re-establishing diverse native plant communities comprised of grass, wildflower, and shrub species. A priority is to manage the smooth brome, an aggressive, non-native, agricultural grass that is out-competing native vegetation, particularly underneath the power lines, but spreading into the forest.

Beginning in 2004, Parks will initiate a brome management program. Activities will include mowing and selective pesticide applications. Up-to-date treatment location information will be posted at the main parking entrance of Griffith Woods and signage will be posted at the specific sites where the activities are occurring.

### A SPECIAL PARK. A SPECIAL PLACE.

Griffith Woods Natural Environment Park is remarkable for its large size (93 hectares) and spectacular setting. It is a highly valued natural asset and wonderful addition to Calgary's park system.

The area has been created by the erosion and deposition of major river actions. The vegetation communities within the area are representative of non-dammed floodway and flood plain. These include forest, meadow, and wetland communities.

This land and its diverse natural vegetation provide extensive habitat for a wide variety of wildlife. Deer, coyote, weasels, hares, and muskrat frequently visit the area as well as the occasional moose, bear, lynx, skunk, fox, and cougar. Over 70 species of birds can also be expected to visit.

Griffith Woods is one of Calgary's three "special protection" natural environment parks along with the Ingwood Bird Sanctuary and Weaselhead. Special Protection Natural Environment Parks are of the highest significance to wildlife within Calgary.

# GRIFFITH WOODS

# NATURAL ENVIRONMENT PARK

## PARK IMPROVEMENT PROJECTS (CONT'D)

### MORE FRAGILE THAN IT LOOKS

- This site has loess soils (wind-delivered, high calcium soils) where compaction happens easily and is difficult to reverse.
- The park is home to an understory of orchids and mosses, both susceptible to trampling and disturbance.
- The combination of soils, plants, and canopy white spruce has created a provincially significant forest.
- The Elbow River, intermittent streams and springs, old ranch roads, along with beaver activity, have created unusual oxbows and perched water tables.
- The park is within the Elbow River floodway. A healthy natural environment will make the area more resilient to flood damage as well as keep our river and groundwater clean.

### A PRIVILEGE. A RESPONSIBILITY.

The users of Griffith Woods have a privilege and a responsibility. They play a critical role in maintaining park health and beauty for the appreciation and enjoyment of others as well as park protection for the benefit of future generations.

Due to the fragile nature of many areas in the park, The City of Calgary requests all park users to:

- Stay on the designated trail and pathway network, or in designated areas.
- Keep dogs on leash. The fine for dogs off-leash is \$250 and will be strictly enforced.
- Pick up after your dog. The fine for failing to do so is \$250 and will be strictly enforced.
- Leave no trace. Please do not disturb wildlife, pick vegetation or leave garbage behind.

### NATURAL AREAS ADOPT-A-PARK PROGRAM

The Natural Areas Adopt-A-Park program gives individuals interested in volunteering the opportunity to work collaboratively with The City of Calgary Parks to enhance Griffith Woods. The program strives to educate volunteers and park users about appropriate park use, create two-way communication between Parks staff and the public, as well as supply resources needed by volunteers for various roles and responsibilities. For further details, please call 221-4668 or email [naturalaap@calgary.ca](mailto:naturalaap@calgary.ca)

## GUIDING PRINCIPLES

The Griffith Woods Management Plan, approved by City Council in 2002, provides sound management direction for this natural environment park. It recommends compatible visitor uses and management strategies to realize and respect park objectives which include:

- To maintain the environment in its natural state, with an emphasis on maintaining and enhancing the biological diversity of the site.
- To protect areas of high quality environmental significance, and to rehabilitate/restore areas that have been previously degraded or disturbed.
- To preserve the integrity of the site as a whole, avoiding fragmentation to the greatest extent possible.
- To ensure public access (at the appropriate sensitive level) to the Elbow River and riverine area.
- To provide for passive, appropriate low-intensity human use.
- To give precedence to the protection of wildlife (both flora and fauna) and the natural resource over human use where the two come into conflict.



Above: Sparrow's-egg Lady's-slipper  
(*Cypripedium passerinum*)

On the cover: Northern Cream Bog Orchid  
(*Platanthera hyperborea*)

## For More Information

|  |          |
|--|----------|
| Natural Environment Park Management Office | 3-1-1    |
| Natural Areas Adopt-A-Park                 | 3-1-1    |
| By-law Enforcement                         | 3-1-1    |
| Fish & Wildlife                            | 297-6423 |

### ONLINE

[www.calgary.ca/parks](http://www.calgary.ca/parks)

Funding for Griffith Woods restoration program and washroom facilities provided through the Infrastructure Canada-Alberta Program (ICAP).





Dine al fresco in the warmer months, on this grand main level deck. Tiled for your convenience, the deck is host to a romantic wood-burning fireplace, convenient built-in barbeque and is covered with a cedar, barrel vaulted ceiling.



|                   |                                  |                    |                |
|-------------------|----------------------------------|--------------------|----------------|
| <b>District:</b>  | C070 - Discovery Ridge           |                    |                |
| <b>Legal:</b>     | Condominium Plan 0211320 Unit 14 | <b>Rooms:</b>      | <b>4/1 + 2</b> |
| <b>Zoning:</b>    | R-1                              | <b>Taxes:</b>      | \$6637 (2010)  |
| <b>Occupancy:</b> | Seller                           | <b>Year Built:</b> | 2005           |

|                   |                                    |                         |                      |
|-------------------|------------------------------------|-------------------------|----------------------|
| <b>Style:</b>     | Bungalow with Walkout              | <b>PRICE:</b>           | <b>\$1,695,000</b>   |
| <b>Lot:</b>       | 81' x 265' (24.69m x 28.97)        | <b>Downpayment:</b>     | <b>\$1,695,000</b>   |
| <b>Size:</b>      | 2314 SqFt (215 m2)                 | <b>Front Exposure:</b>  | South                |
| <b>(Lower):</b>   | 1916 SqFt (178 m2)                 | <b>Landscaped:</b>      | Yes                  |
| <b>Flooring:</b>  | Hardwood, carpet, tile             | <b>Fenced:</b>          | No                   |
| <b>Heating:</b>   | Forced-Air (2) & In-Floor          | <b>Exterior:</b>        | Cedar, stone, stucco |
| <b>Fireplace:</b> | Yes (4) gas-fuelled & wood-burning | <b>Possession Date:</b> | 60 days/negotiable   |

| <b>Main Level:</b>     |  | <b>Walkout Level:</b> |                |
|------------------------|--|-----------------------|----------------|
| <b>Den:</b>            | 10'6" x 12'  | <b>Family Room:</b>   | 22'8" x 18'2"  |
| <b>Great Room:</b>     | 16'5" x 19'  | <b>Games Area:</b>    | 15'8" x 11'11" |
| <b>Kitchen:</b>        | 17'6" x 14'11"   | <b>Wet Bar:</b>       | 9'11" x 7'10"  |
| <b>Dining Area:</b>    | 19' x 13'10"   | <b>Media Room:</b>    | 18'3" x 15'    |
| <b>Master Bedroom:</b> | 13'4" x 23'  | <b>Shed:</b>          | 6'10" x 4'11"  |
| <b>Bathrooms:</b>      | (5) 2 - 2 piece, 1 - 3 piece ensuite, 1 - 4 piece ensuite, 1 - 5 piece ensuite |                       |                |
| <b>Basement:</b>       | Walkout: fully finished with in-floor heat                                     |                       |                |
| <b>Parking:</b>        | Triple attached garage with remote door access                                 |                       |                |

#### Included in Price:

Stainless steel kitchen appliances to include: Wolf 6 burner gas range with side-by-side ovens, integrated hoodfan, integrated Miele dishwasher, integrated Subzero fridge with (2) freezer drawers, LG microwave, Miele built-in coffee machine and garbage disposal; also included are all window coverings (Hunter Douglas on select windows), vacuum system & all attachments, (3) garage door openers with (3) remotes, alarm system, lawn sprinkler system, Frigidaire stacked front-loading washer & dryer, (1) air-conditioner, water softener, water feature on the deck, built-in barbecue, stainless steel Whirlpool dishwasher (bar), Silhouette wine fridge (bar), all attached TVs & media room components

#### Remarks:

Backing directly onto a protected, no-cut, treed grove and Griffiths Woods Park in the exclusive, gated enclave of "The Cove" in Discovery Ridge, this incredible custom-built bungalow has been finished with a meticulous attention to detail. Amazing finishing details: Brazilian cherry hardwood, granite counters, extensive built-ins, beautiful detailed millwork, large windows, built-in sound system, wood-burning fireplace on the rear deck, 3 interior fireplaces and much more! Enter through a custom wood door into a dramatic foyer that embraces all visitors with a soaring, barrel vaulted ceiling and eye catching chandelier. The dramatic great room invites guests inside to sit and enjoy the cozy ambiance of a 2-sided gas fireplace and to set their gaze on the trees through large windows. Be inspired to create culinary delights in a true gourmet's dream kitchen: granite counters, professional grade appliances including a Wolf gas range & integrated hoodfan. A large central island has plenty of seating set before the gas fireplace. The adjoining dining area is perfect for both casual & formal dining with a stunning light fixture, built-in hutch with Miele coffee machine and large windows framing tranquil views. The master bedroom beckons you to relax after a long day, and overlooks the trees; 2-sided gas fireplace is shared with the luxurious ensuite with heated limestone floors and Ultra tub. Also on the main is a large den with hardwood floors, lovely wall sconces and exposed beams overhead. The walkout level is an entertainer's delight with a cozy family room complete with gas fireplace and a games area with fully serviced wet bar. Take in your favorite film in the fully equipped media room (components are cleverly concealed behind a wainscoted wall). Also downstairs is a powder room and 2 amply scaled bedrooms with ensuites. Beautiful landscaping including lower level patio with pleasant water feature; main level deck features a romantic wood-burning fireplace and thoughtful built-in barbecue. Richly appointed, wonderfully comfortable - 60 Discovery Valley Cove promises to delight your senses, and leave you speechless.

"Information concerning these premises is provided as a guideline only; independent advice concerning particular details of importance should be sought"

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