



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**663 Anderson Road
Diamond Valley, Alberta**

MLS # A2237461



\$799,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,841 sq.ft.	Age:	2022 (3 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Hoodvent, Garage Fridge, Curtain Rods, Garage Shelving- built in, TV wall mount (1)

Welcome to this showstopping custom home, offering over 4,000 sq ft of beautifully finished living space. Built with quality and care just three years ago, this home is packed with upgrades from top to bottom—including an ICF foundation, central A/C, RV parking, roughed-in in-floor heating, minimal carpet throughout, and so much more. As you arrive, you'll be greeted by the exposed aggregate driveway and steps leading to a spacious front entry. Just off the foyer is a dedicated main floor office, ideal for working from home. The heart of the home is the chef's kitchen, complete with custom cabinetry, a gas range, double wall ovens, a quartz countertop, concrete island, open shelving, and a butler's pantry that flows into a functional mudroom with plenty of storage. The dining and living areas are open and bright, leading out to a large back deck—perfect for summer patio nights. Upstairs, you'll find a massive bonus room and a luxurious primary retreat featuring vaulted ceilings, a private balcony, spa-inspired ensuite with a walk-in shower, soaker tub, double vanity, and a walk-in closet with built-in organizers that connects directly to the laundry room -with sink. Two additional spacious bedrooms and a full bathroom complete the upper level. The fully finished basement offers a large family/rec area, two additional bedrooms, and another full bathroom—perfect for teens, guests, or extended family. Situated on a quiet street in a friendly, small-town neighbourhood, this is the ideal home for families who value space, nature, and modern comforts. Just steps from beautiful walking paths and local amenities, this stunning home delivers both lifestyle and location.