



GRASSROOTS
REALTY GROUP

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63 Diamond Terrace SE
Calgary, Alberta

MLS # A2246415



\$1,100,000

Division:	Diamond Cove		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,051 sq.ft.	Age:	1990 (35 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.25 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

Inclusions: N/A

Welcome to this one-of-a-kind executive bungalow in the prestigious community of Diamond Cove, offering nearly 4,000 sq ft of beautifully developed space on a $\frac{1}{4}$ -acre lot, just moments from the Bow River and scenic pathways. Set on a private, treed lot, the backyard is a true oasis, with mature landscaping and ample space to relax, entertain, and enjoy the peace of nature. Inside, you'll be immediately impressed by the luxurious primary retreat, thoughtfully designed with a spa-inspired ensuite, soaker tub, and generous walk-in closet—your personal haven of comfort and elegance. The main floor also features two additional spacious bedrooms, a full bathroom, a powder room, a large laundry room, and a bright, open-concept living and dining area. The stunning chef's kitchen is outfitted with high-end appliances, extensive cabinetry, and an oversized island—perfect for entertaining and everyday living. The fully finished basement expands your living space with two more bedrooms, a full bathroom, a massive rec room, and multiple storage areas. Completing this exceptional home is a double attached garage and an oversized driveway. This property blends elegance, functionality, and natural beauty in one of Calgary's most exclusive riverside neighborhoods. Don't miss the opportunity to call this truly unique home your own!