



GRASSROOTS
REALTY GROUP

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812 Diamond Court SE
Calgary, Alberta

MLS # A2247887



\$799,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,481 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Irregular Lot, Landscaped, Lawn, Treed, Triangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Carpet, Linoleum, Tile, Vinyl Plank
Roof:	Asphalt
Basement:	Finished, Full
Exterior:	Brick, Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Beautifully kept bright and spacious bi-level that's located in the sought after community of Diamond Cove which offers walking and biking paths along the river steps from this home. This inviting home offers it all, three bedrooms on the main level. The primary bedroom has a walk-in closet and a large three piece bath. Off the well laid and very functional kitchen is a ample deck ideal to relax on and enjoy your morning coffee and the park like rear yard. On the lower level you will find an additional bedroom plus a large and homy family room with a cozy gas fireplace. Want a large recreational room, this home has it which could also be used to entertain a large group of friends. Also Central air conditioning to cool down on those hot summer days! Fish Creek Park is close by along with shopping and schools.