



GRASSROOTS
REALTY GROUP

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103 Diamond Court SE
Calgary, Alberta

MLS # A2254244



\$899,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Garden, Landscaped, Lawn, No Neighbour		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, French Door, Granite Counters, Jetted Tub, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Custom kitchen table, all window coverings, shed (as is where is), hot tub (as is where is), irrigation system (as is where is)

A rare opportunity combining exceptional value with a prime location in South Calgary's Diamond Cove *Visit the Multimedia Link for Full Video Walk through* Seldom does a home this well cared for come to market. Nothing to do but move in. All Poly B has been replaced with PEX, and the major mechanicals are new or newer, including the furnace (2022), hot water tank (2020), water softener (2021), and updated windows. This home also features a completely renovated kitchen with granite counters, high end cabinetry, stainless steel appliances, and a new main floor fireplace, all completed together to create a seamless contemporary finish. This 5 bedroom, 3.5 bathroom home offers a total living space of over 3,400 sq ft, beautifully updated and thoughtfully designed. Backing onto a large park with no rear neighbours, you will enjoy privacy, open views, and mountain vistas on clear days. Just steps from the Bow River ridge, Fish Creek Park, and a brand new playground, Diamond Cove offers a serene lifestyle surrounded by nature. Everyday convenience is close by with Deer Valley Shopping Centre, including CO OP and No Frills, minutes away, along with Southcentre Mall, Deerfoot Meadows, and 130th Avenue. Inside, a grand oak staircase and refinished hardwood floors set the stage for the main floor. Formal living and dining rooms offer space for entertaining, while a private den with custom built ins provides the perfect home office. The warm family room is anchored by a granite surround fireplace and additional cabinetry. The kitchen is the true heart of the home, blending function and beauty with premium finishes and seamless flow into the bright breakfast nook and the inviting three season sunroom with privacy screening. An updated powder room and a refreshed mudroom with direct access to the heated garage complete this level.

Upstairs, the primary suite is a true retreat with two walk in closets, an electric fireplace, and a spa inspired ensuite with heated floors, a large tub, and a glass shower. Two additional bedrooms, each with walk in closets, share an updated bathroom. Thoughtful built ins throughout the home provide character and practical storage. The fully developed basement extends the living space with two additional bedrooms, a full bathroom, a cozy family room with fireplace, a wet bar, plush new carpet, and ample storage. This versatile level is ideal for teens, guests, or multigenerational living. Outdoors, the landscaping is mature and inviting, with perennial gardens including hostas and ferns. The backyard retreat offers a large deck with built in storage, a custom stone patio, and expansive park views with no rear neighbours. This turnkey property blends timeless design, extensive upgrades, serene outdoor living, and an unbeatable location. Truly one of the finest opportunities in Diamond Cove.