



**GRASSROOTS**  
REALTY GROUP

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

**222 Diamond Court SE**  
**Calgary, Alberta**

**MLS # A2265918**



**\$725,000**

<b>Division:</b>	Diamond Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,414 sq.ft.	<b>Age:</b>	1992 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Hutch and mirror in living room, 2x storage cabinets in main bathroom, 4x kitchen stools, 1x stool in lower bathroom, closet organizers in lower bedroom, hutch in kitchen

Welcome to 222 Diamond Court SE in Diamond Cove, tucked into a quiet cul-de-sac just steps from the Bow River and Fish Creek Park pathway system. This well-maintained home offers five bedrooms, two and a half bathrooms, central air conditioning and an attached heated garage with epoxy flooring. Sitting on a 6,700+ sq. ft. lot, the south-facing backyard features mature trees, no direct neighbours behind and backs onto a small greenspace and lane, creating a private and peaceful outdoor setting. Inside, the main level includes a bright living room with bay windows and hardwood flooring, a kitchen with stainless steel appliances and a breakfast bar and a dining area that opens to the balcony. The balcony is finished with composite decking and has stairs leading directly to the backyard. Three bedrooms are on this level, including the primary bedroom with a four-piece ensuite and walk-in closet, along with a two-piece bathroom, with a rough-in for a shower. The fully developed lower level offers large windows, two additional bedrooms with walk-in closets, a full bathroom and a spacious recreation room with a gas fireplace. There is generous storage throughout the basement, including dedicated storage areas and space under the stairs. Recent updates include fresh interior paint, blown-in insulation in the garage attic and full replacement of Poly-B plumbing with PEX. A move-in ready home in a sought-after location close to parks, pathways, schools, amenities and major routes.