



GRASSROOTS
REALTY GROUP

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**185 Riverwood Crescent
Diamond Valley, Alberta**

MLS # A2268109



\$699,000

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage F		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Pie Shaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

You could buy yourself the best Christmas present imaginable..... a beautiful new Bungalow. Welcome to this meticulously crafted 2-bed, 2-bath, move-in-ready bungalow in one of Diamond Valley's most sought-after communities, just 30 minutes from Calgary. Perfect for retirees, downsizers, or professionals seeking luxury, small-town charm, and convenience. Inside, enjoy vaulted ceilings, sun-filled open spaces, and durable luxury vinyl flooring throughout. The gourmet kitchen features quartz countertops, a large island, walk-in pantry, and upgraded lighting — perfect for entertaining family and friends. Relax in the living area with electric fireplace, or retreat to the primary suite with spa-inspired ensuite and full-tile walk-in shower. A second bedroom and full bathroom offer flexible space for guests or a home office. Every detail blends practicality with luxury & comfort: main-floor laundry with sink off the garage, California Closets, Hunter Douglas blinds, and a spacious covered front porch with low-maintenance composite decking and upgraded vinyl siding. Triple-pane windows enhance energy efficiency, keeping the home comfortable year-round while lowering utility costs. The extra-large garage is drywalled, insulated, and features high ceilings for larger vehicles or added storage. The unfinished basement offers large windows, roughed-in plumbing, and tucked-away mechanicals, expanding the home's total living space to 2,200 sq. ft. Outside, enjoy a private back deck with barbecue hookup, stroll the 7 km creekside walking trail with scenic mountain views. Close to nearby hospital, golf course, and local markets. Rarely available and move-in ready — luxury, comfort, and lifestyle await at Riverwood Estates. Book your private showing today!

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