



**GRASSROOTS**  
REALTY GROUP

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**130 Riverwood Crescent SW**  
**Diamond Valley, Alberta**

**MLS # A2268597**



**\$876,000**

<b>Division:</b>	Riverwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,656 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

<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>	See Remarks, Stone	<b>Zoning:</b>	R-1c
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, See Remarks, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** N/A

This 1,656 sq. ft., 4-bedroom, 3-bathroom home in Riverwood Estates backs onto a walking path and greenspace with forest views. Originally built as a Ryan Bros. show home, it features Hardie Board siding, hardwood flooring, 9' ceilings throughout (including the finished basement for a total of approximately 2,680 sq. ft. of finished space), and 13'6" vaulted ceilings on the main floor. Large windows provide abundant natural light. The kitchen includes a large island, quartz countertops, white subway tile backsplash, and stainless steel appliances. The living room features a modern gas fireplace. The primary bedroom includes an ensuite and walk-in closet. The finished basement offers an open layout with a wet bar, wine cooler, bedroom, and laundry room. The heated garage includes a natural gas heater, 60-amp subpanel with 220V outlets (permitted), and overhead lighting. An immaculate house in a quiet neighbourhood.