



GRASSROOTS
REALTY GROUP

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

**185 Riverwood Crescent
Diamond Valley, Alberta**

MLS # A2296217



\$688,000

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,118 sq.ft.	Age:	2024 (2 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		

OPEN HOUSE SUNDAY 29th 12-2pm. Welcome to this beautiful custom-built bungalow in Riverwood Estates, where modern comfort meets the peaceful surroundings of the Sheep River valley. Completed in November 2024, this nearly new, one-level, low-maintenance home offers easy-care living with warranties in place. Fully turnkey—landscaping complete, ready to move in, with no surprises. Step inside to bright, open-concept living spaces filled with natural light, vaulted ceilings, luxury vinyl plank flooring, and a sleek electric fireplace with mantle. The gourmet kitchen features crisp white cabinetry, quartz countertops with full-height backsplash, a spacious island with seating, stainless steel appliances, and a walk-in pantry—perfect for everyday living and entertaining. Thoughtful upgrades such as Hunter Douglas custom shutters, zebra shades, and triple-pane windows provide comfort, privacy, and energy efficiency throughout. The primary suite includes a spa-inspired ensuite with a fully tiled step-in shower and custom California Closet. A second bedroom offers flexibility for guests, a home office, or creative space. The second full four-piece bathroom is fully tiled and includes a shower and tub, combining style and functionality. Main-floor laundry and a double attached insulated garage with extra-height clearance add convenience and practical storage. The lower level is ready to double your living space, featuring rough-in plumbing and large windows that fill the area with natural light, offering excellent potential for a recreation room, home gym, or future third bedroom. Outdoor living is equally inviting, with a spacious southeast-facing rear deck complete with BBQ hookup—ideal for relaxing or entertaining—and a west-facing front composite porch perfect for morning coffee or evening sunsets. The fully landscaped yard,

newly planted trees, and private pathway enhance privacy and curb appeal. Enjoy a nature-inspired lifestyle with nearby walking paths, cycling, and hiking along the Sheep River, along with glimpses of the Rocky Mountains that enhance the peaceful surroundings. While remaining within easy reach of Calgary, Bragg Creek, and Kananaskis. Local amenities, cafés, healthcare services, and Turner Valley Golf Club are just minutes away. Whether downsizing, seeking a peaceful retreat, or looking for a turnkey home in Diamond Valley, this bungalow offers comfort, style, and effortless living. Wake up to sunny mornings on your deck, enjoy quiet river walks, and embrace the tranquility of this exceptional home. Book your private showing today and experience this exceptional home yourself.