



GRASSROOTS
REALTY GROUP

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**7, 925 Imperial Drive SE
Diamond Valley, Alberta**

MLS # A2301744



\$679,800

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow-Villa		
Size:	1,217 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage, Insulated, Off Street, See Remarks		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Low M		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 273
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, See Remarks, Skylight(s)		

Inclusions: Skylight Fan

Impressive, fresh, open, and bright! This immaculate updated villa sits in a quiet cul de sac backing onto a treed green belt with access to natural areas and Turner Valley Golf Club. Surprisingly private and peaceful, listen to birdsong and watch the deer stroll by your private deck and living areas. This turnkey, easy care home has extensive updates that make it truly move in ready. A partial list of updates (5 years); painted top to bottom - ceilings, doors and trim. New AC, all new appliances, all new window coverings, all new light fixtures (LED), all faucets, HWT, sump pump, vinyl floors, new landscaping incl. 5 big Colorado Blue Spruce at back fence, sprinklers, and more! Large functional indoor & outdoor living areas on the 1217 sq.ft. main with a sunny skylight spilling natural light all day. Roomy, country style kitchen with generous counter/storage space. Airy, open, connected, dining and living areas that open onto the 17' x 10' deck. Spacious 15' x 15' primary bedroom, main level laundry/mud room and a discreetly located powder room. Enjoy 1140 sq.ft. of thoughtful lower-level development with big bright walkout size windows, large family room with cozy fireplace, bedroom, full bath, flex room/bedroom (new egress window) and ample storage. A great home for when friends/family visit - 3 bedrooms, 2.5 baths, 2 gas fireplaces, 2 living areas – yet not too big when relaxing on your own. Refreshed 25' x 19' garage with epoxy painted floor, new heater & opener. Recently serviced Lennox furnace and Kinetico filtration water softener. Lots of nearby natural walking trails, off leash areas and a paved walking/bike path into town. A short bike ride or drive for all your favourite shops, restaurants, groceries, pubs and full-service hospital. NOTE: Low condo fees of \$273 include exterior maintenance, (incl. roof,

windows and doors!) lawn service & snow removal. Telus Fibre Optics Internet available. A great opportunity, all the hard work is done. Just move in, relax and enjoy your elegant easy-care country home! Click 3D for interactive floorplan.