



GRASSROOTS
REALTY GROUP

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709 Royalite Way SE
Diamond Valley, Alberta

MLS # A2201367



\$1,975,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,500 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	On Golf Course		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	res
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		
Inclusions:	call listing agent		

Nestled within the heart of the Canadian Rocky Mountain Foothills. Surrounded by tranquil landscapes, and abundant wildlife, lies a new opportunity to embrace rural living at its finest and become part of an enduring legacy. Welcome to Royalite Greens of Diamond Valley Alberta, an exclusive opportunity to own a 1 acre property overlooking the iconic Turner Valley golf course with over 4000 sq ft of luxury living space. Featuring this custom built elegant bungalow that is thoughtfully designed to complement the surrounding landscape and combines timeless aesthetics with advanced construction methods that are energy efficient and built to stand the test of time. This tranquil setting is echoed in carefully selected materials and earthy colours. Welcome to your dream home! This exquisite brand new bungalow boasts a sprawling main floor layout of over 2,500 sq ft above grade complemented by a huge oversized 3-Car Garage - A generous 950 sq ft garage, providing ample space for vehicles and storage. Main floor features natural Alberta field stone fireplace, combined heating & cooling that includes radiant in floor heat and engineered white oak wood flooring. Enjoy 3 Spacious Bedrooms on the main level, each featuring its own ensuite bath, ensuring privacy and convenience for all family members. Also an elegant powder room thoughtfully placed for guests. The mud Room is designed for practicality, helping keep your home organized and tidy. Butler's Pantry is ideal for entertaining, offering extra storage and prep space. This incredible kitchen offers premium subzero & wolf appliance package, quartz countertops throughout entire house, oak dovetail cabinetry with soft close hardware, and brizo/delta plumbing fixtures. Walk outside to your covered Porch which has over 700 sq ft of outdoor living space, perfect for relaxing or hosting gatherings. Built on

ICF foundation and SIP walls with pella windows - aluminum clad architectural series, and R50 roof construction with R26 wall construction this home is as energy efficient as it gets! Step into the expansive 1,780 sq ft basement, designed for entertainment and relaxation with an additional 2 oversized bedrooms perfect for guests or family members. Every elegant home needs a wine room, a dedicated space for wine enthusiasts to store and showcase their collection. Across is a home theater to enjoy movie nights in the comfort of your own home. Unmatched and its balance of world class, recreational opportunities and natural beauty against the backdrop of the majestic Canadian Rockies. Royalite Greens is more than a place to live. It's where the next chapter of your family story begins.