



GRASSROOTS
REALTY GROUP

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210 Riverwood Crescent SW
Diamond Valley, Alberta

MLS # A2205774



\$879,900

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,378 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Silent Floor Joists, Wood Frame	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)

Inclusions: N/A

Beautiful fully finished Custom Bungalow in Riverwood with views is now available for sale! With just over 2600 Square feet of developed space, this home is amazing! It features a large and functional custom kitchen for all your culinary and hosting needs. The cabinetry is solid Walnut and the huge island could sit up to 5 people. There are 2 fireplaces with cultured stone surrounds, vaulted ceilings, a west facing covered deck, triple pane windows, and a covered front verandah as well. During the summer you can stay comfortable with central Air Conditioning. Do you have lots of outdoor gear and bikes or street bikes? The garage is HUGE with the longest bay being 29 feet long and featuring a high garage door. Other features of this home include 3 large bedrooms and a Hobby room in the basement that could also be another large bedroom. The homeowners thought of every detail with custom tile showers, upgraded quartz, a herringbone patterned tile backsplash in the kitchen, main floor laundry complete with a laundry sink, and beautiful custom blinds. Enjoy walking trails right out your back door and you can also walk or bike ride to all the amenities in town including, shopping, groceries, the mail, curling, hockey rinks, and restaurants. The awesome fire pit area in the back yard looks west to forested hills and you can even see the MOUNTAINS! Diamond Valley is within 30 minutes of Calgary, 15 minutes to Okotoks and 20 Minutes to Kananaskis Country with a wonderful trail system for hiking, biking, cross country skiing, horseback riding, dirt biking and fishing. To the South there are Chain Lakes for ice fishing in the winter and fishing and paddle boarding in the summer. There are lots of other activities and groups of interest in this area to get involved with and which also provide a wonderful sense of community. This home is clean, bright and in BRAND NEW

condition and is easy to view, so book a showing today and come and see how this could be your new home! New Home Warranty is transferable with this home and possession date can be flexible.