



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**104 Riverwood Way SW
Diamond Valley, Alberta**

MLS # A2292313



\$629,000

Division:	Riverwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,289 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

This is the one you have been waiting for! The bungalow that fits your lifestyle, but still has style! When you first walk in you will be taken aback by the soaring vaulted ceilings, Luxury Vinyl Plank flooring throughout, and fresh professional paint done March 2026. Moving to a bungalow shouldn't have to mean down sizing. This place offers 1288 SF of tasteful finishings all on one level. With 2 Bedrooms and 2 bathrooms as well as a reading room, there's plenty of space. The full size kitchen offers beautiful European Beech wood cabinets and a walk in pantry. Pull up a stool at the counter height breakfast bar and sip your coffee/wine while the cook is at play! The open concept kitchen, dining, and living room allows for plenty of room for family gatherings, whether its the weekly Sunday dinner or a full on Thanksgiving get together. Why choose Riverwood? Just stand on the sidewalk for 10 minutes and the abundance of friendly neighbours stopping to chat to see how you're doing will be enough to convince you that this is a connected neighbourhood. It's like CHEERS where everybody knows your name! Besides the wonderful neighbours, Riverwood Way offers direct access to walking paths and green space, as well as a children's park at the end of the street. This is Diamond Valley's sought after Riverwood community. Enjoy a peaceful, walkable neighbourhood with parks, nature trails, golf, breweries, restaurants, and schools all nearby, plus quick access to Kananaskis, 15 minutes to Okotoks, and 25 minutes to Calgary. The Hospital is easily accessible, as well as the new shopping complex soon to be built (Sobey's, Dollarama, Shoppers Drug Mart, McDonalds). Don't wait, let's get you into your next chapter now!