



GRASSROOTS
REALTY GROUP

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**185 Riverwood Crescent
Diamond Valley, Alberta**

MLS # A2296217



\$674,900

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|------------------|---|---------------|------------------|
| 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 | | |

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|--------------------|--|-------------------|----|
| 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 | | |

Welcome to this beautifully designed custom-built bungalow in the highly sought-after Riverwood Estates community. Completed in November 2024, this nearly new, fully landscaped, turnkey home offers effortless single-level living with no surprises. Vaulted ceilings and expansive windows fill the open-concept living space with natural light, creating a bright and inviting atmosphere. A sleek electric fireplace adds warmth and modern elegance, while the seamless layout connects the kitchen, dining, and living areas for both everyday comfort and entertaining. The gourmet kitchen features a statement island with breakfast bar seating, quartz countertops with full-height backsplash, crisp white cabinetry with soft-close doors, a walk-in pantry, and a premium LG stainless steel appliance package. Thoughtful upgrades include Hunter Douglas custom shutters, zebra shades, triple-pane windows, and a built-in humidifier system for year-round comfort and efficiency. The primary suite offers a peaceful retreat with a spa-inspired ensuite and custom California Closet. A second bedroom provides flexibility for guests, a home office, or creative space. A second full bathroom, main-floor laundry, and a well-appointed mudroom enhance daily convenience. The extra-tall double attached insulated garage offers excellent storage and functionality through all seasons. The lower level is ready for future development, featuring large windows and rough-in plumbing, ideal for a recreation room, gym, or additional bedrooms. Outdoor living is equally impressive with a southeast-facing rear deck complete with BBQ hookup and a west-facing front composite porch—perfect for morning coffee or evening sunsets. The fully landscaped yard with new trees and a private pathway enhances both privacy and curb appeal. The ability to add a fence inside along the chainlink is a great way to make a

secluded, cozy backyard. Ideally located near walking trails, the Sheep River, local cafés, amenities, and the Turner Valley Golf Club, this home offers a peaceful, nature-connected lifestyle with easy access to Calgary, Bragg Creek, and Kananaskis. A rare opportunity to own a nearly new, move-in-ready bungalow in one of Diamond Valley’s most desirable communities.