



GRASSROOTS

REALTY GROUP

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817 3 Street SW
Diamond Valley, Alberta

MLS # A2300570



\$769,999

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,031 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: Garage Door Opener with Controls

Discover this exceptional 2-storey family home in Riverwood Estates in Diamond Valley, featuring a TRIPLE CAR GARAGE and just steps from K-12 schools, a tot lot, Hospital and only 15 minutes to Costco and Walmart in Okotoks and a 40 minute drive to South Calgary! WEST FACING BACKYARD with a MOUNTAIN VIEW! As you step inside this home, you will notice gleaming hardwood floors and a versatile den/flex room—ideal as a home office or playroom. The open-concept main floor shines with a spacious kitchen boasting a center island, stainless steel appliances, and granite countertops. A walk-through pantry connects seamlessly to the laundry room, while the adjacent eating nook opens to a massive back deck and expansive, fully fenced yard with stunning mountain views. The vaulted living room invites natural light through abundant windows, anchored by a cozy gas fireplace. Upstairs, find three generous bedrooms, including a luxurious master retreat with a spa-inspired ensuite (his-and-hers sinks, large soaker tub, separate shower), and walk-in closet. The professionally finished basement elevates entertaining: a cinematic theatre room, built-in raised island, large 4th bedroom, storage room, space for a future dry-bar (roughed in waterline for a fridge) and nearly finished full bathroom ready for fixtures. New Furnace, Air Conditioning, Water Heater installed 3 Years ago. All appliances replaced in 2022. Fully landscaped and move-in ready—your family's perfect haven awaits! Diamond Valley is a wonderful place to raise a family, and new amenities are coming soon, including Sobeys, Shoppers Drug Mart, Dollar Store and McDonalds. Sheep River is a just a stone's throw away and offer's world class fly-fishing and with Kananaskis at your doorstep, including Sheep River falls, this area is a nature enthusiasts dream!