



**301 McLeod Crescent
Diamond Valley, Alberta**

MLS # A2303097



\$535,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,203 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Pantry, Skylight(s), Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

PRICE REDUCED! Welcome to 301 McLeod Crescent SW, a beautifully maintained fully developed bi-level home located in Diamond Valley. Offering over 2,300 sq ft of living space, this property combines thoughtful design, functional living spaces, and a bright open feel throughout. The main floor welcomes you with a spacious foyer leading into a bright and inviting layout featuring vaulted ceilings, large windows and a huge skylight that brings fills the home with natural light. The open-concept kitchen is both stylish and practical, showcasing soft-close wood cabinetry, modern backsplash, an extra large pantry and a large island. Adjacent to the kitchen, the dining area provides direct access to the back deck, making summer BBQs and outdoor gatherings effortless. The comfortable family room with gas fireplace offers a cozy space to relax, while the separate living area at the front of the home provides additional flexibility for family or guests. The main level also features a spacious primary bedroom complete with a walk-in closet and private 3-piece ensuite, along with a second bedroom and a full 4-piece bathroom. Downstairs, the fully finished basement expands your living space with a massive recreation room—ideal for movie nights, games, or a secondary living area. Two additional generously sized bedrooms, a 3-piece bathroom, utility space, and storage complete the lower level, making this home perfect for families needing extra space. Outside, the property features a welcoming front porch, mature landscaping, and a rear deck overlooking the yard, providing a great place to unwind and enjoy the peaceful surroundings.