



GRASSROOTS

REALTY GROUP

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**211 Regent Road SE
Diamond Valley, Alberta**

MLS # A2305609



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,287 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: N/A

Welcome to your peaceful, private, air-conditioned retreat! Backing on an open green space with unobstructed sunrise views, this fully finished walkout bungalow features 4 bedrooms and 3 full baths—plenty of space for everyone to have their own room and washroom. The 1287 sq.ft main floor welcomes you with high ceilings, hardwood, a bright living area, and a spacious kitchen with dining area. The kids will love the granite eating bar for homework or snacks, while you enjoy the stainless-steel appliances (induction stove), and loads of storage. Dine together in the sunny eating area overlooking the private, east-facing backyard, ideal for entertaining and safe play. Step out onto the maintenance-free deck or take the composite stairs down to a 20' x 10' covered patio, fenced yard with gravel area ready for a firepit, playset or storage shed. The roomy 14' x 10' deck is ideal for shaded summer afternoons, perfect for family BBQs or relaxing while the children or pets play in the large fully fenced yard. The main floor laundry area - with a handy sink and tons of closet space - doubles as a family-friendly mudroom with direct access to your extra tall, 23'5" x 19'4" insulated garage. It's perfect for stowing sports gear, bikes, or strollers. 2 generous bedrooms are upstairs, including the primary with full ensuite - walk-in shower, and a walk-in closet. Downstairs, the walkout basement has big bright windows, a cozy gas fireplace, and an expansive 35' x 13' rec room with a wet bar for movie nights or teen hangouts. 2 more bedrooms (1 currently used as workshop) and 3rd bathroom make it the ideal space for older children, teens, or overnight guests. This home is move-in ready with air conditioning, plenty of privacy, and all the features you've been looking for! A short walk to schools,

all your favourite shops, restaurants, groceries, pubs, amenities, off leash areas and nearby natural walking trails. Just move in, relax and enjoy! Click 3D for interactive floorplans.