



GRASSROOTS
REALTY GROUP

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**266 Diamond Drive SE
Calgary, Alberta**

MLS # A2305701



\$1,299,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,536 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: n/a

Perfectly positioned on a rare and expansive 52' Southwest fronting lot, this exceptional walkout residence offers a refined balance of space, design, and an unrivalled natural setting. Backing directly onto the Bow River and the extensive pathway system, with Douglas Glen Park just beyond, this property delivers uninterrupted views and immediate access to nature, an increasingly rare offering in Calgary's southeast. A gracious and spacious foyer sets the tone upon entry, welcoming you into a thoughtfully designed main floor where comfort meets sophistication. A sunken formal living room with a soaring vaulted ceiling creates architectural interest, while an elevated formal dining room provides the perfect setting for hosting. The heart of the home is the inviting family room, anchored by a gas fireplace with brick surround and custom oak built-ins, seamlessly connected to the kitchen and breakfast nook. Designed for both function and style, the kitchen features granite countertops, a central island with seating, glass block accents that invite in natural light, and a corner pantry. Premium appliances include a gas cooktop, panelled Bosch dishwasher, and Jenn-Air wall oven. From the breakfast nook, step onto the upper low maintenance deck with glass railing; for unobstructed sweeping river valley and park views. A main floor home office with built-in desk, along with a combined mudroom and laundry area complete with sink, offer everyday practicality connecting directly to the oversized, heated double attached garage. Upstairs, an open-to-below design enhances the sense of space. Three generously sized bedrooms include a luxurious primary retreat, complete with a dedicated sitting area oriented toward the river views. The walk-in closet features custom shelving, while the relaxing 6pc ensuite boasts heated floors, a glass-enclosed shower with

body sprays, and a deep jetted soaker tub. A full 3pc bathroom with skylight serves the additional bedrooms. The fully developed walkout lower level is equally impressive, offering plush carpeting, a sprawling recreation room with built-in media wall, and a striking three-way fireplace that connects to a versatile games area. This space transitions seamlessly to a covered and screened-in patio/sunroom making it perfect for year round enjoyment or a future hot tub retreat. A fourth bedroom and full bathroom complete the level. Gardening enthusiasts will appreciate the elegant raised garden beds, showcasing a vibrant array of lush shrubbery and blooms in this serene, meticulously landscaped backyard. Backing onto the treed beauty of Douglas Glen Park and the Bow River, this private retreat is perfect for quiet moments or unforgettable entertaining. This is a rare opportunity to secure a premium river-backing property on a wide, estate-calibre lot, offering a meticulously planned layout and an exceptional indoor/outdoor lifestyle in one of Calgary's most naturally beautiful settings.