



729 3rd Street SW
Diamond Valley, Alberta

MLS # A2313988



\$785,000

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: TV Wall Mounts x 4, Shed

****OPEN HOUSE SATURDAY 13th 12:00-2:00**** Welcome to this thoughtfully designed home boasting a HEATED, TRIPLE ATTACHED GARAGE and located within WALKING DISTANCE TO TWO SCHOOLS, PARKS and SPORTS FACILITIES. Upon arrival, a charming front porch welcomes you into a spacious 2 storey foyer that opens to a bright and functional main floor featuring 9' ceilings. The open concept brings the kitchen, dining area, and living room together, creating a space where family and friends can naturally gather. The kitchen features upgraded cabinetry, generous counter space, a central island with seating and the walk through pantry provides ample space for all your supplies. You'll appreciate the convenient office space situated right off the kitchen featuring built in shelving, desk and double doors to keep things hidden away when not in use. The mudroom is a game changer, offering an exceptional amount of built-in storage for everyone's shoes, coats, and everyday essentials. Upstairs, a centrally located bonus room offers flexible living space that can be used as a family room or playroom, while the upper-level laundry means you won't have to haul laundry up and down the stairs. The primary bedroom offers a private retreat with a walk-in closet boasting built ins and a spa like five-piece ensuite. Two additional bedrooms are bright and spacious, each providing excellent storage and easy access to a full bathroom. The fully developed basement with a wet bar extends the home's living space and includes a fourth bedroom and a three piece bathroom. Outside, the large fenced backyard offers a safe and spacious area for kids and pets to play. Relax on the low-maintenance composite back deck with a desirable west-facing exposure to enjoy afternoon and evening sun. The large shed keeps equipment neatly

tucked away and the few garden beds give you space to grow your own produce. A/C, hot water on demand and a new high efficiency furnace in 2025 are some great features that set this house apart. Don't miss your opportunity to own a home in Diamond Valley where you can enjoy amazing restaurants and coffee shops and easy access to the Sheep River, biking and walking paths and stunning Kananaskis country.