



**531 Country Meadows Way
Diamond Valley, Alberta**

MLS # A2314488



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,328 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, No Neighbours Behin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Pantry, Skylight(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: OUTDOOR POOL, 9'CHRISTMAS TREE

You know when you walk into a property and the first thing you notice is the natural light? The kind that pours in through big windows, catches the vaulted ceilings, and leads your eye straight out to pastoral views that seem to go on for miles? This is that house. Tucked into a friendly neighbourhood on the edge of town, this fully finished walkout bungalow has that warm, settled feeling the second you step inside. Vaulted ceilings, skylights, and an open main floor create a beautiful sense of space, while the wall of windows brings the outside right in. If you love to host, this home makes it easy. The kitchen offers generous cabinet and counter space, a built-in pantry with drawers, and a natural connection to the dining and living areas so everyone can gather without feeling crowded. From there, step straight out to the back deck and take in the quiet ambience of small-town living with nature as your backdrop. The primary suite is luxurious in size, featuring a walk-in closet and a spa-inspired ensuite with a large soaker tub and a separate shower. A second bedroom on the main floor is positioned to maximize privacy from the primary suite. The fully developed walkout basement enhances the home with 9-foot ceilings and ample natural light from large windows. It includes two additional large bedrooms, a generous rec/family room with a gas fireplace and a third full four-piece bath. Outside, you'll find a concrete patio and a charming backyard that can accommodate an above-ground pool (can be included!) Let's not forget the double attached garage and extra long driveway to complete this attractive package. Perfectly situated on a quiet, family-friendly close in the sweet subdivision of Country Meadows, close to walking paths and Kananaskis country for epic camping and hiking. Your dream awaits!