



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**185 Riverwood Crescent  
Diamond Valley, Alberta**

**MLS # A2319949**



**\$649,000**

<b>Division:</b>	Riverwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage F		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Embrace effortless luxury living in Riverwood Estates. Completed in late November 2024, this custom-built executive bungalow offers the perfect blend of upscale comfort, modern efficiency, and convenient single-level living—all without the wait, uncertainty, or GST associated with new construction. Designed for effortless living, this nearly new turnkey home delivers a true lock-and-leave lifestyle. Enjoy your morning coffee on the private southeast deck or unwind with evening sunsets from the west-facing front porch. Located just steps from the Sheep River, scenic walking paths, mountain views, local cafés, the golf course, and a 24-hour hospital, this exceptional location offers both tranquility and convenience, only 35 minutes from Calgary. Inside, vaulted ceilings and expansive triple-pane windows fill the home with natural light while enhancing year-round comfort and energy efficiency. The open-concept design is centered around a stunning quartz island kitchen, thoughtfully designed for both everyday living and entertaining. Premium LG stainless steel appliances, a full-height quartz backsplash, abundant soft-close cabinetry, and a spacious island create the perfect gathering space for family and friends. Thoughtful upgrades include Hunter Douglas zebra shades and shutters, California Closet, built-in humidification, and a double attached extra-tall insulated garage with added convenience extra security and abundant storage. The spacious primary retreat offers a spa-inspired ensuite and custom walk-in closet, while a second bedroom provides flexibility for guests or a home office. Main-floor laundry and a functional mudroom further enhance the ease and convenience of everyday living. A standout feature is the bright lower level - with large windows and plumbing rough-ins already in place, it offers an incredible opportunity to expand your living

space, create guest accommodations, media room, fitness area, or additional living space while adding significant future value. Beautifully landscaped with low-maintenance grounds, the outdoor spaces enhance the home's curb appeal while supporting an easy, carefree lifestyle. Move-in ready and meticulously maintained, this exceptional bungalow offers luxury single-level living in one of Diamond Valley's most desirable communities. Your next chapter of carefree, lock-and-leave living begins here - Book your private showing today.