



GRASSROOTS
REALTY GROUP

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100054 RR 21-5A
Diamond City, Alberta

MLS # A2321967



\$884,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,145 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Garage Door Opener, Gravel Driveway, Heated Garage, In		
Lot Size:	1.09 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Many Trees, Private, Underground Sprinklers		

Heating:	Boiler, In Floor	Water:	-
Floors:	Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	6-10-21-W4
Exterior:	Composite Siding, ICFs (Insulated Concrete Forms)	Zoning:	Grouped Country Residenti
Foundation:	Slab	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Dishwasher, Electric Cooktop, Refrigerator, All window coverings including curtains, rods, and blinds, Garage Door Openers, Wood Burning Fireplace, Pressure tank, security system, Husqvarna Zero-turn Mower (100Hrs), Built in shelving and garage benches, furnishings are negotiable.

Welcome to this impeccably built, energy-efficient ICF bungalow on 1.09 acres in Diamond City, just 10 minutes northwest of Lethbridge. Thoughtfully designed on a slab foundation with no stairs, this home offers true single-level living, oversized garages, and breathtaking eastern views over the coulees and open prairie. Built in 2014 with insulated concrete forms (ICF) to the ceiling, triple-pane All Weather windows, and upgraded insulation, this approximately 2,145 sq. ft. bungalow delivers exceptional comfort and efficiency. Vaulted ceilings reaching up to 13 feet, abundant pot lighting, and large windows create a bright, open atmosphere while showcasing the expansive views.

The functional layout offers 4-bedroom flexibility, including one room currently used as an office that features a closet and can easily accommodate a queen-sized bed. The spacious primary suite includes a walk-in closet and large walk-in shower. The kitchen features quality cabinetry, a full appliance package, and a walk-in pantry with space for small appliances, all open to the living and dining areas centered around a cozy wood-burning stove-style fireplace. Wide hallways and single-level living make this home ideal for accessibility, aging in place, or growing families. Comfort is provided by in-floor heat throughout the home and attached garage, powered by a boiler system with an indirect hot water tank. An HRV system helps maintain fresh air year-round. Seller utility records indicate operating costs approximately 14% more efficient than an energy-efficient benchmark. Potable water is supplied through the Northwest County Potable Water System, while LNID irrigation water services the underground sprinklers and drip lines. Garage enthusiasts will appreciate the heated, insulated attached garage plus the substantial ICF garage addition. With approximately 10-foot ceilings and overall dimensions

approaching 50' x 36', this impressive space was designed with the potential for a vehicle lift and includes a 220V service, making it ideal for hobbyists, tradespeople, or car collectors. The beautifully landscaped yard has matured into a private retreat with established trees, lawn areas, rock beds, and room for recreation. Enjoy your wraparound covered front porch while taking in the stunning coulee and prairie views that make the property feel even larger than its generous acreage. A shared pond with a registered easement adds both character and practicality, serving as a fire pond/dry hydrant while also providing a peaceful gathering place and winter skating opportunity. Additional features include a septic tank and field (recently serviced), approximately 500-gallon cistern with low-pressure pump system, reliable treated water, irrigation water, and nearly all paved access. Combining efficiency, comfort, privacy, and incredible garage space, this is acreage living at its finest. Call your favourite REALTOR® today!