



GRASSROOTS
REALTY GROUP

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304 Main Street
Diamond Valley, Alberta

MLS # A2327977



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,374 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Single Garage Detached		
Lot Size:	0.22 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	In Floor	Water:	-
Floors:	Concrete	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms)	Zoning:	R-1
Foundation:	ICF Block	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Storage		

Inclusions:	N/A
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Welcome to 304 Main Street. This beautifully custom-built, 1,374 sq. ft. home sits on a spacious 0.22-acre lot and was thoughtfully designed with energy efficiency, quality craftsmanship, and low-maintenance living in mind. Constructed with ICF (Insulated Concrete Form) walls, this home offers exceptional insulation, durability, and year-round comfort. Inside, you'll find two generously sized bedrooms, each featuring its own private ensuite, along with a convenient powder room combined with a laundry area. Inspired by modern European design, the home offers clean lines, functional spaces, and timeless finishes—making it an ideal choice for empty nesters, retirees, or anyone looking to enjoy a quieter lifestyle without sacrificing comfort. The bright, open-concept kitchen is a chef's dream, offering abundant cabinetry and counter space, a large island with breakfast seating, and an impressive 60-inch refrigerator/freezer combination. Designed for efficiency and comfort, the home features heated polished concrete floors throughout, LED pot lighting, a heat recovery ventilation (HRV) system, a contemporary Norwegian wood-burning fireplace, hail-resistant roofing, an on-demand hot water system, a European washer and dryer, water softener, and built-in vacuum system. Step outside to enjoy the expansive west-facing deck, perfect for relaxing or entertaining while taking in partial mountain views, the afternoon, and evening sun. The beautifully landscaped yard requires virtually no maintenance, allowing you to spend more time enjoying your home. The detached, insulated craft studio offers excellent flexibility as a hobby space, workshop, or additional storage, while the single detached garage also features in-floor heating. Located just 45 minutes from Calgary, this exceptional property offers the peaceful feel of acreage living with all the conveniences of a

welcoming and growing community.