



GRASSROOTS
REALTY GROUP

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170 Riverwood Crescent SW
Diamond Valley, Alberta

MLS # A2329617



\$785,000

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Off Street, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Fruit Tree		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, French Door, High Ceilings, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows

Inclusions: Greenhouse, Garage Heater, Microwave

Rarely does a bungalow offer this combination of space, functionality, and location. Backing onto expansive greenspace with the Sheep River corridor beyond, this fully developed 4-bedroom bungalow features an oversized heated triple attached garage, exceptional outdoor living, and over 2,400 sq. ft. of developed living space. Built in 2022 and meticulously maintained, this move-in ready home offers a bright open-concept layout with vaulted ceilings, quality laminate flooring, large triple-pane windows, and a stunning floor-to-ceiling stone fireplace that creates a warm and inviting focal point. The kitchen is designed for both everyday living and entertaining, featuring an abundance of cabinetry, a massive quartz island, quartz countertops, a gas range, stainless steel chimney hood fan, and plenty of workspace for family gatherings. Unlike many newer bungalows, this home offers two bedrooms on the main floor, including a spacious primary retreat with a walk-in closet and a beautiful ensuite featuring dual sinks and quartz countertops. A second main floor bedroom provides the perfect space for guests, a home office or hobbies, while the convenient main floor laundry adds everyday practicality. The fully developed basement expands the home's versatility with two additional oversized bedrooms, a full bathroom, a massive family room, generous storage, and large windows that fill the space with natural light. Whether you're accommodating a growing family, welcoming overnight guests, or creating dedicated work or recreation spaces, this layout offers flexibility that is rarely found in newer bungalows. The oversized heated triple attached garage is truly a standout feature. Measuring over 750 sq. ft., it offers exceptional space for vehicles, toys, hobbies, or workshop use and is complete with hot and cold water, a large utility sink, built-in storage, and a floor

drain—features that are seldom found together in this price range. Outside, pride of ownership continues with professionally repainted interiors, new window blinds, Hardie Board siding, low-maintenance landscaping, a covered front porch, raised garden beds, greenhouse, deck skirting, and a beautiful backyard designed to enjoy the surrounding natural setting. Backing directly onto walking paths, mature trees, and the Sheep River corridor, this premium location offers outstanding privacy, beautiful views, and a lifestyle that is difficult to replicate. Offering the rare combination of four bedrooms, an oversized heated triple garage, newer construction, and one of Riverwood's most desirable backing locations, this exceptional home delivers the space, quality, and lifestyle you have been waiting for.