



GRASSROOTS
REALTY GROUP

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**404 Seclusion Valley Drive NE
Diamond Valley, Alberta**

MLS # A2330569



\$725,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,384 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Ring security system (owned) 12 Solar panels

Welcome home to Seclusion Valley, your escape from the city to paradise. Tucked in the fabulous town of Diamond Valley, this pie shaped property offers one detail that shouldn't be overlooked: a fully owned 5.4 kilowatt solar system with 12 panels and inverters under warranty into the 2050s. In plain speak, you move in and your power bill becomes optional. The home is every bit as impressive. The split level design creates just enough separation between spaces while keeping everyone connected. The kitchen greets you as you walk in with granite countertops, stainless steel appliances, and a layout that naturally becomes the gathering place. Just beyond, the dining room is wrapped in oversized southwest-facing picture windows, making every meal feel like it comes with a view. Whether it's coffee on a quiet Tuesday morning or a table full of family at Christmas, the space adapts beautifully. Upstairs is where everyday life settles in. The vaulted living room is anchored by a beautiful stone fireplace that's just begging for a good book and a blanket, while large windows and direct access to the back patio blur the line between indoors and out. This level also features the laundry room, a full bathroom, a generous secondary bedroom, and a primary retreat complete with a walk-in closet and a five-piece ensuite. Downstairs is where the home really stretches out. The oversized rec room is the kind of space that becomes whatever your family needs it to be. The current owners have turned it into a music room where guitars are always within reach, but it's just as ready for movie nights, a home gym, games, or a place for teenagers to claim as their own. Two more bright bedrooms, another full bathroom, and an enormous crawl space for storage complete the lower level. Central air conditioning, an owned Ring security system

with no monthly contract, radon mitigation, new luxury vinyl plank flooring and carpet, high end shutters throughout, front yard irrigation, deer fencing, a natural gas BBQ hookup, a covered front porch, and a double attached garage round out the home's long list of thoughtful upgrades. But what truly sets this property apart is the lifestyle that comes with it. The current owners have lovingly planted trees, nurtured beautiful perennial gardens, and built a raised vegetable bed that is already producing. Mornings start with coffee on the porch, afternoons are spent in the yard, and evenings end under some of the darkest skies you'll find this close to the city. It's peaceful without feeling remote, private without feeling isolated, and just minutes from everything Diamond Valley has to offer.