



GRASSROOTS
REALTY GROUP

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725 Calkins Place
Diamond Valley, Alberta

MLS # A2336608



\$939,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,822 sq.ft.	Age:	-
Beds:	4	Baths:	3
Garage:	Additional Parking, Alley Access, Paved, RV Access/Parking, Single Garage D		
Lot Size:	0.93 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Creek/River/Stream/P		

Heating:	Forced Air, Wood Stove	Water:	-
Floors:	Concrete, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), French Door, High Ceilings, Natural Woodwork, Open Floorplan, Skylight(s), Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: water totes, lawn tractor, sweeper, snow blower (as-is), pond pump

Tucked away on nearly an acre at the edge of Diamond Valley, this is one of those properties that feels worlds away while still enjoying the convenience of town water and sewer. With the river just beyond the property and some of the area's incredible fly fishing nearby, there is something wonderfully peaceful about this setting. Mature trees, established gardens and winding wooden pathways create a private, tucked-away feel around a home that is truly one of a kind. Expansive outdoor living spaces make the most of the setting. The wraparound deck offers a place to follow the sun throughout the day, from quiet mornings and beautiful sunrises on the east-facing rear deck to long evenings on the west-facing front deck. Tucked throughout the property are charming little garden sheds and outbuildings, a covered firepit beneath a pergola, established garden spaces and plenty of room for outdoor toys, projects and play. A detached garage, additional parking and an asphalt driveway add practicality without taking away from the character of the property. Inside, character and craftsmanship take centre stage. The main floor features English oak engineered hardwood, tongue-and-groove and plaster ceilings, exposed brick surrounding the wood-burning fireplace and custom millwork throughout the kitchen. Concrete countertops add an unexpected architectural edge, while three sets of patio doors fill the main level with natural light and create an easy connection to the decks and outdoors. The main-floor bathroom may be the most memorable room in the house, with a freestanding tub, built-in storage, three playful porthole windows and a repurposed Singer vanity. A sculptural floating concrete staircase leads upstairs, where cork flooring, skylights and live-edge built-in shelving continue the home's distinctly handcrafted feel. The upper level offers

a spacious primary bedroom with skylights, a walk-through closet and direct access to its own incredible private rooftop deck. A second bedroom and three-piece bathroom with walk-in shower complete this level. Downstairs adds two more bedrooms, a three-piece bathroom, laundry, pantry, workshop and plenty of additional storage. Thoughtful improvements over the years include updated plumbing, on-demand hot water, newer doors and windows, a furnace replaced in 2017 and a new water service line installed in 2025. Nearly an acre gives you the kind of space that is increasingly hard to find in town, but it's the way this property feels that makes it memorable. Gardens to wander through, decks made for slow mornings and summer evenings, little tucked-away spaces to discover, and the river just beyond. A home with history, craftsmanship and a little bit of magic in an extraordinary pocket of Diamond Valley.