



**GRASSROOTS**  
REALTY GROUP

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**133 Riverwood Way**  
**Diamond Valley, Alberta**

**MLS # A2337613**



**\$639,900**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Riverwood                           |               |                   |
| <b>Type:</b>     | Residential/House                   |               |                   |
| <b>Style:</b>    | Bungalow                            |               |                   |
| <b>Size:</b>     | 1,074 sq.ft.                        | <b>Age:</b>   | 2015 (11 yrs old) |
| <b>Beds:</b>     | 4                                   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached              |               |                   |
| <b>Lot Size:</b> | 0.13 Acre                           |               |                   |
| <b>Lot Feat:</b> | Garden, Landscaped, Rectangular Lot |               |                   |

|                    |                                                                                                                                        |                   |      |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                             | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                                                                                                                                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                                    | <b>Zoning:</b>    | R1-C |
| <b>Foundation:</b> | Poured Concrete                                                                                                                        | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Umbrella, Gas fire table                                                                                                               |                   |      |

Improved Price! ~OPEN HOUSE SUN SEPT 20, 1PM - 3PM~What a splendid location and wonderful layout for this stunning Craftsman style bungalow in Riverwood! Bright, spacious, and completely finished, this home also boasts some of the most beautiful decks, landscaping, and outdoor spaces in town. If you love spending time outdoors tending roses, growing vegetables, reading a good book, or simply enjoying the quiet of small-town living, you may have just found your home. As you take in the slate patio and pathways, extensive, well-built decks, and raised garden beds, you'll quickly appreciate the incredible amount of heart, care, and energy that has gone into creating this property. Inside, you'll love the airy feel created by the vaulted ceilings, large windows, and open kitchen. Warm wood cabinetry paired with quartz countertops creates a welcoming space that is both comfortable and functional. New vinyl plank flooring was installed in 2024. The primary bedroom overlooks the beautiful back garden and features a lovely ensuite with a custom-tiled walk-in shower. The second bedroom on the main level offers flexibility and would make a wonderful hobby room, office, or guest room. Main-floor laundry adds everyday convenience, with additional storage for cleaning supplies. The basement floor plan was thoughtfully designed, offering plenty of space for family and guests. The stacked-stone gas fireplace creates a warm and inviting gathering space for those cozy winter evenings, while two very generous bedrooms provide excellent additional living space. The full bathroom on the lower level features in-floor heat, a stunning walk-in shower and quartz countertops. This home also offers a fantastic list of extras, including exterior soffit lighting, triple glazed windows, central A/C, central vacuum, up-and-down blinds, reverse osmosis, a basement wet bar,

and a water softener. Furnace and A/C unit were just serviced in Aug 2026. The garage is another great feature, with room for a truck, built in storage shelving and durable epoxy flooring. Outside, the property continues to impress. Located on a quiet street directly across from a park, with wonderful neighbours and beautifully maintained outdoor spaces, this is a home that truly offers the best of comfortable living and small-town charm. Quick possession is available if needed—just move in and start enjoying everything this beautiful Riverwood home has to offer!