



GRASSROOTS
REALTY GROUP

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12 Diamond Terrace SE
Calgary, Alberta

MLS # A2346117



\$749,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,076 sq.ft.	Age:	1989 (37 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Corner Lot, Garden, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, No Animal Home, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	n/a		

>8300 sf corner lot | Large backyard | Backing on to a green belt | Located in highly-desirable Diamond Cove | Central A/C | Elegantly renovated | Double car attached garage + RV parking | Welcome to this beautifully renovated two-storey home in the highly desirable community of Diamond Cove, a small and secluded neighbourhood offering a peaceful setting while remaining highly convenient to the rest of Calgary. Situated on an impressive 8,000+ sq. ft. corner lot that widens toward the backyard, this property offers an exceptional outdoor space & the added privacy of backing onto green space. Inside, the home has been thoughtfully updated with new flooring, fresh paint, modern lighting fixtures, quartz counter tops & more. The bright living room immediately impresses with its soaring ceiling and large vinyl windows that fill the space with natural light. The spacious dining room is ideal for family dinners & entertaining & features an elegant statement light fixture. Just beyond, the charming breakfast nook enjoys an abundance of sunshine through its bay windows & patio door, creating a welcoming space for morning coffee or casual meals. The adjoining kitchen offers plenty of cabinetry & generous counter space, finished with quartz countertops and a peninsula that provides additional seating for busy mornings or casual conversations. The family room creates a cozy gathering space with a fireplace & mantle, perfect for relaxing on cooler evenings. Completing the main level is a practical laundry area, a mudroom with built-in cabinetry for added organization & a convenient two-piece bathroom. Upstairs, you'll find three bedrooms, including a spacious primary retreat featuring a vaulted ceiling, walk-in closet & gorgeous four-piece ensuite with a soaker tub & separate stand-up shower. A second four-piece bathroom completes the upper level. The unfinished

basement provides excellent potential for future development, allowing you to create additional living space, a recreation room, home gym, office or whatever best suits your needs. Outside, the expansive backyard is truly a highlight, offering plenty of room for children & pets to play, gardening and outdoor activities, while the large deck provides the perfect setting for summer BBQs, entertaining friends & spending time with family. The green-space backdrop adds to the peaceful feel of this exceptional property. Diamond Cove offers the best of both worlds—quiet residential living surrounded by nature while remaining close to major roadways including Deerfoot Trail, Anderson Road & Bow Bottom Trail, making commuting throughout the city convenient. Nearby amenities include Southcentre Mall, Deer Valley Market Place, shopping & services along Macleod Trail, Fish Creek Provincial Park, Bow River pathways, Maple Ridge Golf Course & Sue Higgins Dog Park. With its renovations, exceptional lot, and sought-after location, this home presents a rare opportunity. Book your showing today!