



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

723 Diamond Court SE
Calgary, Alberta

MLS # A2347373



\$849,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Many Trees, No Neighbours		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Rubber	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Granite Counters, No Smoking Home, Recessed Lighting		

Inclusions: TV mount & bracket, Net for sport court, shed

BEAUTIFUL 4 BDRM HOME | METICULOUSLY MAINTAINED | NICELY RENOVATED THROUGHOUT | SPORT COURT | HUGE WEST FACING BACKYARD | Step into a sanctuary of tranquility, nestled within the beautiful & desirable community of Diamond Cove in Calgary's southeast; this fabulous home is where spacious living meets serene outdoor enjoyment. This meticulously crafted two story, 4 bedroom home is set upon a generous pie-shaped lot with no neighbours directly behind & offers an exceptional opportunity for comfortable living and memorable entertaining. Pride of ownership is evident and the fantastic curb appeal showcases a brand new, gorgeous front entry way door, a meticulously manicured yard, rubber roof & more! Inside, discover a stylish & functional floor plan that features formal living and dining rooms, a family room with an elegant modern gas fireplace & shelving, kitchen with breakfast nook, as well as a main floor den with custom built desk; all finished with an incredible flat painted ceiling! The renovated kitchen awaits; boasting granite counters, full height subway style backsplash, stainless steel appliances & recessed lighting, seamlessly blending style and practicality. Upstairs, four bedrooms provide ample space for family and guests; the Master bedroom, generous in size, features a large walk-in closet & a beautifully renovated ensuite complete with His & Hers sinks, freestanding bathtub, oversized tile shower with dual shower heads & 10mm glass, tile wainscoting PLUS in floor radiant heat! OUTSIDE IS INCREDIBLE; a huge west facing pie shaped backyard, adorned with an abundance of mature trees & shrubs (with irrigation), creating a lush & private sanctuary; it's more than just a yard; it's a canvas for creating memories playing pickleball, badminton,

basketball or any number of activities on YOUR VERY OWN SPORT COURT and there is still plenty of space left to enjoy! Other extras you'll appreciate include a central vacuum system, no Poly-B, newer hot water tank, furnace, and AC unit, plus a rubber roof...ensuring durability. Enjoy the quiet location, yet the ease of access & proximity to nearby schools, shopping, parks, and walking/bike paths—everything you need for a vibrant lifestyle!