



GRASSROOTS
REALTY GROUP

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111 Maplewood Place
Diamond Valley, Alberta

MLS # A2349903



\$500,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	997 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Ceiling fans, retractable awning, shed and pergola/gazebo structure, Ultrafiltration (under kitchen sink), two cabinets in Laundry room

If a private yard is important to you, keep reading. This huge pie-shaped lot is something special — mature trees, beautiful landscaping, garden space, a private gazebo and open space with walking paths just beyond. It feels peaceful, private and established in a way that takes years to create. And the house fits the setting. It has been exceptionally well cared for, with important updates already taken care of including shingles, siding, windows, hot water tank and fencing. Beautiful hardwood, loads of natural light and a spacious dining area give the main floor a warm, comfortable feel, while the kitchen is exactly where those family dinners start. The huge primary bedroom might be my favourite part — French doors open straight outside, making the backyard feel like an extension of the home. There's plenty of flexibility downstairs too, with two additional bedrooms, another room that could easily work as a fourth bedroom or that home office, we all need. Updated two piece bath (that could be converted back to a 3 pce) functional laundry and that storage space. The long paved driveway gives you plenty of off-street parking, and the location puts parks, playgrounds and walking paths close by while still giving you that tucked-away feeling. Beautifully kept, wonderfully private and sitting on a property that is hard to duplicate. This is one you need to see in person.