

310 Diamond Drive SE  
Calgary, Alberta

MLS # A2222422

\$1,499,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,754 sq.ft.	Age:	1994 (31 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: NA

This is the PERFECT home - a stunning 4,100 sq.ft combined living area. renovated residence boasting FULL-ON river views, a WALK-OUT basement, and TRIPLE GARAGE, all situated on one of the finest river lots in Calgary's south! The HUGE main floor impresses with a spacious office/den (ideal for working from home), a formal dining room, and a spectacular renovated kitchen featuring quartz counters, stainless steel appliances including DOUBLE wall ovens, gas stove, and veggie sink. The large eating nook flows into a magnificent great room with cozy gas fireplace and floor-to-ceiling windows showcasing breathtaking VIEWS of the river, valley and downtown skyline! Completing this level are a generous laundry room and a fantastic mudroom with built-in lockers. Upstairs, the HUGE primary bedroom is a true retreat with its private balcony (offering those same gorgeous views), a relaxing fireplace, walk-in closet, and luxurious ensuite featuring double sinks, jetted tub and separate shower. Two additional spacious bedrooms and a full bath are thoughtfully separated by an open walkway that captures even more stunning VIEWS! The walk-out lower level is an entertainer's dream, featuring another bedroom and full bath, convenient wet bar, a HUGE family/recreation room with gas fireplace, and an incredible THEATRE room complete with cinema seating! Recent upgrades include brand-new paint, tile roof, central air conditioning, underground sprinklers, and numerous built-ins throughout. Surrounded by lush greenery beside a peaceful city park with the river at your back, this home offers both tranquility and convenience. ABSOLUTELY A MUST-SEE! Don't miss this rare opportunity to own one of Calgary's finest riverfront properties!