

218 Diamond Drive SE  
Calgary, Alberta

MLS # A2223073

**\$975,000**

<b>Division:</b>	Diamond Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,294 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Other, See Remarks	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This beautiful walk-out two storey home is one you are not going to want to miss! Located in one of Calgary's biggest hidden gem communities, Diamond Cove! These homes on the ridge of the Bow River Valley do not come up for sale often. In a world where location is everything, this one is among the best I have seen. This fully finished home boasts over 3400 square feet of developed living space, an oversized driveway with an RV parking pad, hail resistant composite roof with 50 year life span, walk-out basement onto a beautiful network of walking paths and greenspace, and so much more! As you enter the home you will notice the large vaulted foyer, a well appointed living room space and dining room. From there you will continue on to the large kitchen with newer appliances, island, kitchenette and open concept to the family room area featuring a gas fireplace. From the kitchenette there is a door that leads you out onto a big beautiful deck to enjoy the warm summer evenings, hosting friends and family for BBQ, or relaxing listening to nature and watching the wildlife in the greenspace. Completing the main level is the newly painted half bathroom and the laundry room which has recently also had a flooring upgrade. Head up stair to the beautiful upper level of the home that has had all the carpet removed and replaced with beautiful hardwood floors. Up here you will find two large secondary bedrooms, a 4 piece full bathroom with flooring upgrade, and a beautiful loft area to enjoy reading a book or working from home. Completing the upper level is a massive primary bedroom, a walk-in closet, and large ensuite bathroom with a jacuzzi soaker tub, stand up shower, and dual vanity. The primary bedroom also has large windows that allow you to take in the nature and not feel like you're not in city limits. All the windows facing the east

side of the home have been recently replaced with triple pane vinyl windows on the main and upper level. Downstairs, the fully finished basement with a recently added 5th bedroom with it's very own attached flex space for a media room. Down the hall you will find a full 3 piece bathroom with stand up shower. From there you will notice another bedroom and a great sized recreational space both with large windows facing out to the backyard and the beautiful apple trees. A walk-out home like this on the highly-sought after ridge in Diamond Cove is not one to take lightly. Not only is there city view and a large network of walking paths to take in the amazing nature that Calgary has to offer, but there is also a brand new park just steps away, rafting, fishing, and view points that all add to the desirability of Diamond Cove and what the location of this home truly has to offer.