

# \$898,000 - 210 Riverwood Crescent Sw, Diamond Valley

MLS® #A2205774

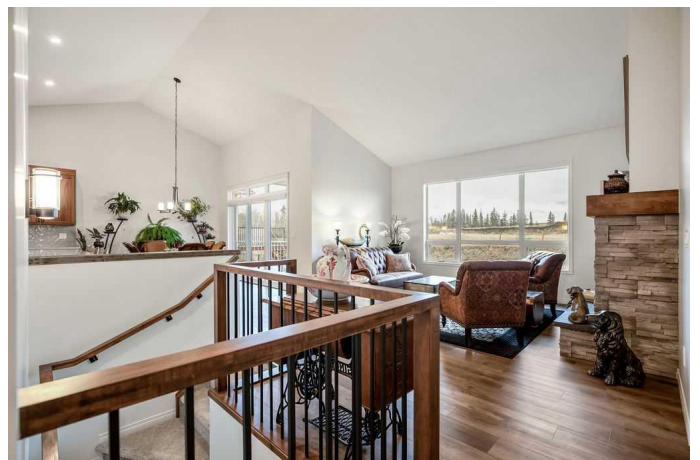
**\$898,000**

3 Bedroom, 3.00 Bathroom, 1,378 sqft  
Residential on 0.12 Acres

Riverwood Estates, Diamond Valley, Alberta

Beautiful fully finished Custom Bungalow in Riverwood with views is now available for sale!

With just over 2600 Square feet of developed space, this home is amazing! It features a large and functional custom kitchen for all your culinary and hosting needs. The cabinetry is solid Walnut and the huge island could sit up to 5 people. There are 2 fireplaces with cultured stone surrounds, vaulted ceilings, a west facing covered deck, triple pane windows, and a covered front verandah as well. Do you have lots of outdoor gear and bikes or street bikes? The garage is HUGE with the longest bay being 29 feet long and featuring a high garage door. Other features of this home include 3 large bedrooms and a Hobby room in the basement that could also be another large bedroom. The homeowners thought of every detail with custom tile showers, upgraded quartz, a herringbone patterned tile backsplash in the kitchen, main floor laundry complete with a laundry sink, and beautiful custom blinds. Enjoy a walking trail system right out your back door and you will be able to walk or bike ride to all the amenities in town including, shopping, groceries, the mail, curling, hockey rinks, and restaurants. The awesome fire pit area in the back yard looks west to forested hills and you can even see the MOUNTAINS! Diamond Valley is within 30 minutes of Calgary, 15 minutes to Okotoks and 20 Minutes to Kananaskis Country with a wonderful trail system for hiking, biking, cross country skiing, horseback



riding, dirt biking and fishing. To the South there are Chain Lakes for ice fishing in the winter and fishing and paddle boarding in the summer. There are lots of other activities and groups of interest in this area to get involved and provide a wonderful sense of community. This home is clean, bright and in BRAND NEW condition and is easy to view, so book a showing today and come and see how this could be your new home! New Home Warranty is transferable with this home and possession date can be flexible.

Built in 2024

### Essential Information

MLS® #	A2205774
Price	\$898,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,378
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	210 Riverwood Crescent Sw
Subdivision	Riverwood Estates
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L0H0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached

# of Garages 4

### **Interior**

Interior Features Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Recessed Lighting

Appliances Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Induction Cooktop

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Other

Lot Description Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Silent Floor Joists, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2025

Days on Market 27

Zoning R-1C

### **Listing Details**

Listing Office TREC The Real Estate Company

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.