

# \$749,900 - 20 Country Meadows Cove, Diamond Valley

MLS® #A2209806

**\$749,900**

2 Bedroom, 2.00 Bathroom, 1,462 sqft  
Residential on 0.12 Acres

NONE, Diamond Valley, Alberta

Open House - April 19, 12-2pm | This brand new home is ready for immediate possession! The main floor living space, has 2 bedrooms, 2 full bathrooms, main floor laundry and a grand open concept living and dining area complete with gas fireplace. The oversized double attached garage (24'x23') will give you plenty of space to park a truck and second vehicle as well as additional storage space. Downstairs, the walkout basement adds the convenience of a built-in separate entrance, with 9'™ ceilings and rough-ins for a bathroom and kitchen. To see plans for a basement development, please reference the 2nd last photo in the gallery. This will allow you to add two additional bedrooms, a bathroom and kitchen for a total of 2774ft2 of developed living space! This could accommodate multi-generational living, or turn it into a mortgage helper! Additionally, there's radiant in-floor heat roughed-in should you choose to engage it. The location of this home makes it unique with easy access to the city as well as local amenities. Come check out the quiet location for yourself when you book your viewing. We hope you like the virtual staging, to get a sense of how the home can be used.

Built in 2024

## Essential Information

MLS® #	A2209806
Price	\$749,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,462
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	20 Country Meadows Cove
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated, Oversized
# of Garages	2

### **Interior**

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor Roughed-In, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished, Walk-Out

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	7
Zoning	R

### **Listing Details**

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

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.