

**185 Riverwood Crescent  
Diamond Valley, Alberta**

**MLS # A2278813**



# \$699,000

<b>Division:</b>	Riverwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage F		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Low Maintenance Landscape, Pie Shaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

WELCOME HOME! Discover Your Ideal Retreat in the Sought-After Riverwood Estates. This executive custom-built bungalow, perfect for Downsizers, Retirees, or Single Professionals/Couples, features 2 Bedrooms, 2 Bathrooms. Whether starting your day or unwinding in the evening, enjoy serene walks along scenic paths, breathtaking mountain views, and a leisurely stroll into town along the Sheep River. This home offers the perfect balance of sophistication, tranquility, and serenity, set in a peaceful setting yet only 40 minutes from Calgary&mdash;truly the best of both worlds. The Bright, welcoming main one-level living is enhanced by vaulted ceilings and expansive triple-pane windows throughout, providing excellent energy efficiency, year-round comfort, and lower utility costs. All windows are finished with Hunter Douglas window coverings and shutters. Luxury LVP flooring flows throughout, and dimmer switches on all lighting allow you to create the perfect ambience. The gourmet kitchen is designed for both style and function, featuring tall cabinetry, large pantry, quartz countertops, a chef-inspired central island, and stainless steel appliances. The adjacent dining area opens into a comfortable living room highlighted by a cozy fireplace with a built-in mantle, ideal for everyday living or entertaining. The primary bedroom offers a peaceful retreat with a walk-in California closet and a beautiful 3-pc ensuite showcasing a quartz countertop and a fully tiled shower to the ceiling. The second 4-pc bathroom includes a soaker tub, fully tiled shower, and quartz countertop. A spacious second bedroom provides flexible space for guests, home office or both. The impressive double attached garage is fully insulated, painted, and features soaring 13-foot ceilings. It leads into a handy mudroom/laundry area complete with built-ins, sink, storage, washer/dryer. Outdoor living is equally inviting,

with a large deck perfect for entertaining, grilling, or relaxing in your own private backyard. The spacious west-facing composite front porch is ideal for morning coffee, afternoon tea, evening wine, or simply unwinding and enjoying the surroundings. The unfinished basement offers excellent potential with large windows and rough-in plumbing, allowing you to personalize the space to suit your needs—additional bedroom(s), sitting area, games/craft room, extra storage—while expanding the home's total living space to approximately 2,200 sq.ft. The yard is thoughtfully designed with low-maintenance landscaping, and the home reflects exceptional care throughout. Conveniently located close to the hospital, golf course, and all town amenities, this property offers executive-quality living with room to grow. If you've been searching for a move-in-ready bungalow paired with a lifestyle where spaces flow naturally from the front to the back of the home, this one is truly worth a look!