

**311 Mcleod Crescent
Diamond Valley, Alberta**

MLS # A2281319



\$669,999

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,223 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: hot tub, blinds, work bench in garage, attached jungle gym in basement, tv mounts

Only in Diamond Valley can you find a farmhouse-inspired, five-bedroom, three-bathroom fully finished home complete with an oversized double garage... and yes, the hot tub is included. Welcome to 311 McLeod Crescent, where you don't have to take on a single project. Walk in and you're immediately charmed by the vaulted ceilings and open floor plan, with a beautiful stone fireplace as the centerpiece. The main floor is made for living, with space for cooking, eating, and relaxing; both inside and out. The farmhouse style kitchen is the star of the show; featuring granite countertops, a large island, stainless steel appliances, a pantry, and access to the back deck. Updated lighting and vinyl plank flooring run throughout the main living spaces, and one thing you'll notice right away is just how much light this home gets, with large windows throughout both levels. Three bedrooms are located on the main floor, including the primary bedroom with a four-piece ensuite, walk-in closet, and granite counters. The other two bedrooms are great sizes, each with large windows and closets, along with a four-piece main bathroom. Downstairs, the fully finished basement offers two additional bedrooms with oversized windows that make it feel far less like a basement. There's also a large rumpus room, a four-piece bathroom, and a dedicated laundry and utility room that complete the space. Outside, the yard is both relaxing and functional, featuring an upper deck and hot tub; perfect for unwinding at the end of the day. And garage lovers, take note: the oversized double garage is heated, includes upper storage space, and easily doubles as a workshop or man cave. Diamond Valley continues to be one of the Foothills' most sought-after places to live, offering river access, schools, a library, endless outdoor activities, and a

quick commute to the city. Come for a look, stay for life.