

951 3rd Street SW
Diamond Valley, Alberta

MLS # A2283908



\$679,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,300 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Front Yard, Lawn		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: chicken coop, 2 sheds, basement tv wall mount, clock on main level.

Located in the thriving community of Diamond Valley, this fully developed three-level split offers the space, functionality, and lifestyle today's families are searching for. Thoughtfully designed and beautifully maintained, this four-bedroom home delivers multiple living areas, flexible spaces, and a yard that truly embraces foothills living. An oversized double attached garage welcomes you home, leading into a spacious entryway and a bright main living room where vaulted ceilings, abundant natural light, and a cozy gas fireplace create an immediate sense of warmth and openness. Up a short flight of stairs, the kitchen serves as the heart of the home. Featuring a large central island, stainless steel appliances (including a newer refrigerator with water line), ample cabinetry, and generous prep space, this layout is ideal for entertaining and everyday living alike. The adjacent dining area comfortably accommodates family dinners, homework time, and casual gatherings. The upper level offers a private primary retreat complete with a beautifully updated ensuite showcasing a walk-in shower. Two additional bedrooms and a well-appointed four-piece bathroom complete this level. The fully developed lower level provides exceptional flexibility with two additional generously sized bedrooms, a den, a three-piece bathroom, and a spacious recreation room—perfect for movie nights, teenagers, guests, or a home office setup. A gas line is already in place for a future fireplace, and the crawl space offers substantial additional storage. Step outside to a backyard designed for real life. Upper and lower decks create multiple outdoor living spaces, with back alley access, storage sheds, ample green space, including a charming chicken coop, adding both character and practicality. There's room to garden, play, entertain, and grow. Ideally located within walking

distance to schools, parks, and local amenities, with an easy commute to Calgary and quick access west to the mountains, this home offers the perfect blend of small-town connection and everyday convenience. A move-in ready home with space to live, gather, and thrive—this is Diamond Valley living at its best.