

130 Riverwood Crescent SW
Diamond Valley, Alberta

MLS # A2268597



\$876,000

Division:	Riverwood Estates		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,656 sq.ft.	Age:	2017 (8 yrs old)
Beds:	4	Baths:	3
Garage:	220 Volt Wiring, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Stone	Zoning:	R-1c
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Vaulted Ceiling(s), Wet Bar		

Inclusions: N/A

This 1,656 sq. ft., 4-bedroom, 3-bathroom home in Riverwood Estates backs onto a walking path and greenspace with forest views. Originally built as a Ryan Bros. show home, it features Hardie Board siding, hardwood flooring, 9' ceilings throughout (including the finished basement for a total of approximately 2,680 sq. ft. of finished space), and 13'6" vaulted ceilings on the main floor. Large windows provide abundant natural light. The kitchen includes a large island, quartz countertops, white subway tile backsplash, and stainless steel appliances. The living room features a modern gas fireplace. The primary bedroom includes an ensuite and walk-in closet. The finished basement offers an open layout with a wet bar, wine cooler, bedroom, and laundry room. The heated garage includes a natural gas heater, 60-amp subpanel with 220V outlets (permitted), and overhead lighting. An immaculate house in a quiet neighbourhood.