

656 Royalite Way SE
Diamond Valley, Alberta

MLS # A2271365



\$690,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,816 sq.ft.	Age:	1930 (95 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Faces Rear, Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Garden, I		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RR-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Separate Entrance, Wood Windows		

Inclusions: built in dishwasher, electric stove, refrigerator, washer, dryer, all window coverings, ceiling fan, A/C, shed,

TIMELESS ELEGANCE is captured in this period home; circa 1930's BACKING ONTO THE 14TH HOLE OF THE TURNER VALLEY GOLF COURSE. A mature landscape envelops the property sidelines affording maximum privacy with an open view to the natural green space beyond. This country retreat offers endless possibilities; a charming year round residence, a get away vacation place within minutes of Calgary set in the great Canadian Rockies and or a perfect place to live and work with ample room to set up a studio or spa. Originally built when Turner Valley first struck oil, this landmark street depicts a transition from those exciting days to the present. Character details preserved from the beginning showcase custom trims and baseboards, wainscoting, window sashes and hardwood flooring delivering a well maintained home entrenched in history. A bright foyer leads to a spacious den as you enter; creating a private entrance. A family sized dining area is perfectly suited for large or intimate gatherings and is steps away from the updated kitchen which features wood cabinetry overlaid with granite and a stainless steel appliance package. French doors lead to a stunning back yard retreat. Two bedrooms are positioned down the hallway and share a 3 piece bath which boasts a deep soaker claw foot tub. Two steps down from the kitchen, a well designed addition captures the essence of a fantastic family room with a stone faced fireplace and sliding patio doors that lead directly to your outdoor oasis. Privately positioned toward the rear of the house is a grand primary retreat with a 3 pc ensuite bath. Main floor laundry completes this area. The lower level is partially developed with a 3 pc bath and some framing in place. A single detached garage and a shed are in place for your storage needs. The rear yard is a spray of color throughout the year with it's

extensive perennial beds and gardens. This idyllic setting boasting a gorgeous period home is an opportunity you won't want to miss. Furnace and AC approx 2022, HWT approx 2019 and roof approx 10 years old. Quick possession is possible.