

# \$718,000 - 140 Riverwood Bay Sw, Diamond Valley

MLS® #A2206540

**\$718,000**

2 Bedroom, 2.00 Bathroom, 1,266 sqft

Residential on 0.18 Acres

Riverwood Estates, Diamond Valley, Alberta

Welcome to your immaculate custom bungalow on an amazing lot with an oversized triple car garage located in a quiet culdesac in beautiful Riverwood Estates. This well thought out plan features Luxury Vinyl Plank flooring throughout, and a large kitchen with a spacious island, eating bar and pantry. You will appreciate the bright sunshine that comes through the floor to ceiling windows that look out over your private Southwest backyard and custom concrete patio. This open concept floor plan has vaulted ceilings and has been designed with plenty of space for dining and entertaining. The living room is bright and inviting and includes a fireplace for ambiance and warmth. The primary bedroom can easily fit a king sized bedroom suite, and has 2 walk in closets as well as a custom ensuite with a spa like walk in shower. A generous second bedroom, bathroom and laundry room complete the main floor. Downstairs you will find a functional and inviting space that can be used as is, or can be developed into another 2 bedrooms, bathroom and rec room. In the garage you will find lots of room for the storage of all your favourite toys. The large garage doors, high ceilings and sink make it perfect to use for all your hobbies and passions. Other upgrades include quartz throughout, central air conditioning, a 220 volt plug in the garage and hot tub wiring for a future hot tub in the back yard, gas lines to the garage and patio, and a driveway that is 34 feet long for extra parking! The backyard is private and has a width of just



over 100 feet at the rear, is fully fenced and has 2 large gates, trees and a garden shed. This Woodmaster Home also features upgraded siding, shingles, and will have warranty on the foundation until 2031. Don't miss out on this amazing opportunity to own a home in Diamond Valley that is walking distance to schools, shopping, pathway systems, and wonderful hiking trails in Kananaskis Country. This home shows 10/10 and has been loving cared for by the original owners.

Built in 2021

### Essential Information

MLS® #	A2206540
Price	\$718,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,266
Acres	0.18
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	140 Riverwood Bay Sw
Subdivision	Riverwood Estates
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached

# of Garages 3

### Interior

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s)

Appliances Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Full, Unfinished

### Exterior

Exterior Features Private Yard

Lot Description Back Yard, Cul-De-Sac, Pie Shaped Lot

Roof Asphalt Shingle

Construction Silent Floor Joists

Foundation Poured Concrete

### Additional Information

Date Listed March 28th, 2025

Days on Market 34

Zoning R-1C

### Listing Details

Listing Office TREC The Real Estate Company

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