



DON'T GAMBLE WITH YOUR HOME.
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ASSOCIATE

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222 Diamond Court SE
Calgary, Alberta

MLS # A2265918



\$734,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,414 sq.ft.	Age:	1992 (33 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Smoking Home, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound		

Inclusions: Hutch and mirror in living room, 2x storage cabinets in main bathroom, 4x kitchen stools, 1x stool in lower bathroom, closet organizers in lower bedroom, hutch in kitchen

OPEN HOUSE - Saturday, October 25 from 12pm-2pm. Welcome to 222 Diamond Court SE in Diamond Cove, tucked into a quiet cul-de-sac just steps from the Bow River and Fish Creek Park pathway system. This well-maintained home offers five bedrooms, two and a half bathrooms, central air conditioning and an attached heated garage with epoxy flooring. Sitting on a 6,700+ sq. ft. lot, the south-facing backyard features mature trees, no direct neighbours behind and backs onto a small greenspace and lane, creating a private and peaceful outdoor setting. Inside, the main level includes a bright living room with bay windows and hardwood flooring, a kitchen with stainless steel appliances and a breakfast bar and a dining area that opens to the balcony. The balcony is finished with composite decking and has stairs leading directly to the backyard. Three bedrooms are on this level, including the primary bedroom with a four-piece ensuite and walk-in closet, along with a two-piece bathroom. The fully developed lower level offers large windows, two additional bedrooms with walk-in closets, a full bathroom and a spacious recreation room with a gas fireplace. There is generous storage throughout the basement, including dedicated storage areas and space under the stairs. Recent updates include fresh interior paint, blown-in insulation in the garage attic and full replacement of Poly-B plumbing with PEX. A move-in ready home in a sought-after location close to parks, pathways, schools, amenities and major routes.