

# \$729,900 - 140 Riverwood Bay Sw, Diamond Valley

MLS® #A2206540

**\$729,900**

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 the 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 easily 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 is in brand new condition and is very easy to view.

Built in 2021

### Essential Information

MLS® #	A2206540
Price	\$729,900
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	6
Zoning	R-1C

## Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.