

**330 Diamond Drive SE  
Calgary, Alberta**

**MLS # A2173047**



**\$1,100,000**

<b>Division:</b>	Diamond Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,000 sq.ft.	<b>Age:</b>	1994 (30 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De-Sac, Lawn		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sauna, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Pool Table, Sauna, Mini Fridge. Upright Freezer Downstairs \*Please NOTE - All furniture viewed on day of Showing is included for the right price\*

This exquisite property presents a rare opportunity that won't last long. Nestled in a serene cul-de-sac with breathtaking views of the Bow River, this home boasts over 3,500 square feet of beautifully developed space. With 5 bedrooms, 3 bathrooms, and a fully finished walkout basement featuring radiant in-floor heating, it has been impeccably maintained, including the complete removal of Poly-B plumbing. If you are looking for a spacious Bungalow, in close proximity to Fish Creek then book today. As you enter, soaring vaulted ceilings and an abundance of natural light greet you, setting a tone of elegance and openness. The main floor's open-concept layout combines functionality with sophistication. The sunken living room offers a cozy 3-sided fireplace, expansive windows, and built-in shelving. The gourmet kitchen is a chef's delight, equipped with stainless steel appliances, a wall oven, granite countertops, a central island, ample counter space, a corner pantry, and a skylight that bathes the space in natural light. The adjacent breakfast nook opens to a covered section of the wrap-around deck, the perfect spot for enjoying your morning coffee. The master suite is a true retreat, showcasing large windows, a two-sided fireplace, and a luxurious 5-piece ensuite with electric in-floor heating. A custom walk-in closet with built-ins and natural light completes this serene space. The dining room boasts vaulted ceilings, skylights, and an open-concept design, providing ample space for large family gatherings. The main floor also features a spacious den, a mudroom, and a 4-piece bathroom. The fully finished walkout basement is designed for entertaining, with a large recreation room accommodating a pool table, shuffleboard, and dart board. A cozy living area with built-in cabinets and a wet bar makes it the ideal gathering space. The three

additional bedrooms offer versatility for a home office, gym, or guest quarters. A 4-piece bathroom and a mechanical room with extra storage complete this lower level, with the added comfort of radiant in-floor heating throughout. Located in the prestigious community of Diamond Cove, this home combines peaceful living with convenient access to shopping, schools, walking paths, transit, the Bow River, and Fish Creek Park. Don't miss your chance to own this exceptional property. Schedule your private viewing today before this opportunity slips away!