

319 Diamond Court SE
Calgary, Alberta

MLS # A2293429



\$769,900

Division:	Diamond Cove		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,947 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Reverse Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Slate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained family home in the highly sought-after community of Diamond Cove, just steps from Fish Creek Park. This spacious 2-storey offers a thoughtful layout perfect for growing families. Upon entering the home you'll immediately take note of the gorgeous vinyl plank hardwood flooring and natural slate throughout the main living area, the vaulted ceiling and the open floor plan which flows seamlessly and is perfect for entertaining or relaxing with family. The bright and spacious kitchen features classic white cabinetry complemented by sleek black and stainless-steel appliances, creating a timeless and elegant contrast. Large windows fill the home with an abundance of natural light, making it an inviting space perfect for everyday living and entertaining. The upper-level features three generously sized bedrooms, including a luxurious primary retreat complete with oversized corner soaker tub and walk-in closet, while the main level offers a versatile fourth bedroom—ideal for guests, a home office, or multi-generational living. With 2.5 bathrooms, this home provides both convenience and functionality for everyday living. The home also features central air conditioning and a built-in central vacuum system for added comfort and convenience. Step outside to the stunning southwest-facing reverse pie-shaped backyard, offering exceptional space, large multi-level deck, privacy, and sunlight—perfect for summer gatherings, gardening, or simply enjoying the outdoors. Additional highlights include a double attached garage and an undeveloped basement, providing incredible potential to customize the space to suit your needs. Situated in a quiet, family-friendly neighbourhood just moments from the Bow River, parks, walking and bike paths, this home offers the perfect balance of nature, comfort, and community.