



REALTOR®



# 127 Diamond Court Calgary Alberta

\$750,000

OPEN HOUSE SAT DEC 16th from 2-4pm...Nestled against the ridges above the Bow River, the small and upscale community of Diamond Cove brings a rather unique offering. This home is situated on one of the many quiet cul-de-sacs away from any of the noise. With many recent modernization updates completed, it is spotless, gently lived in, and move-in ready. With over 2000 square feet on the upper levels and another 775 square feet in the basement, the 4 bedroom and 3 1/2 bathroom home has very ample space to utilize. The main floor offers gleaming tile floors throughout with the exception of the hardwood adorning the living and dining areas. High vaulted ceilings, an open staircase and numerous windows bring the light home and provide a pleasant and roomy feel. The sunken family room has a refinished fireplace/bookcase as a feature and a three seat bar and is overlooked by the magnificent and recently professionally refinished kitchen. Abundant cabinetry, granite counters, corner pantry, corner window sink and newer stainless appliances including Samsung gas range, Miele dishwasher, and built in bar fridge leave nothing remaining but cooking and enjoying. A main floor office space, two piece bath and laundry and a garage entrance that can be closed off complete the main floor. New luxury vinyl plank flooring and updated railings take you upstairs to three generous bedrooms and a shared family bath. One of these, the primary bedroom, has its own ensuite with a separate tub and shower, double sinks, a walk-in closet and space for almost any sized bedroom suite. There are granite counters and newly refinished cabinetry in both bathrooms. The basement is carpeted and finished with two separated living areas, one of which has a gas fireplace, as well as a bedroom with a giant egress window and a full bathroom with a shower. All of that and you are still left with...

Family room 16.92 Ft x 11.42 Ft  
 Exercise room 12.75 Ft x 11.17 Ft  
 Bedroom 12.42 Ft x 10.92 Ft  
 3pc Bathroom 8.42 Ft x 6.42 Ft  
 Furnace 29.83 Ft x 8.00 Ft  
 Living room 13.67 Ft x 11.50 Ft

Den 8.92 Ft x 8.33 Ft  
 Laundry room 5.75 Ft x 2.50 Ft  
 2pc Bathroom 8.25 Ft x 5.00 Ft  
 Primary Bedroom 15.33 Ft x 12.33 Ft  
 Other 7.25 Ft x 4.75 Ft  
 5pc Bathroom 10.17 Ft x 8.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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COLDWELL BANKER HOME  
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Family room 17.00 Ft x 13.00 Ft

Kitchen 15.00 Ft x 12.00 Ft

Dining room 13.67 Ft x 7.92 Ft

Bedroom 10.67 Ft x 9.83 Ft

Bedroom 10.58 Ft x 9.75 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft