



# 319 Diamond Court Calgary Alberta

\$769,900

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. (id:6769)

Kitchen 17.17 Ft x 11.83 Ft  
 Dining room 13.50 Ft x 10.92 Ft  
 Living room 13.50 Ft x 11.58 Ft  
 Family room 17.67 Ft x 11.83 Ft  
 Laundry room 5.75 Ft x 5.08 Ft  
 Bedroom 11.08 Ft x 8.33 Ft

2pc Bathroom 5.42 Ft x 4.50 Ft  
 Primary Bedroom 13.92 Ft x 10.50 Ft  
 Bedroom 12.42 Ft x 8.92 Ft  
 Bedroom 15.83 Ft x 8.42 Ft  
 4pc Bathroom 7.58 Ft x 5.75 Ft  
 4pc Bathroom 8.75 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
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