

# \$1,499,900 - 310 Diamond Drive Se, Calgary

MLS® #A2222422

**\$1,499,900**

4 Bedroom, 4.00 Bathroom, 2,754 sqft

Residential on 0.18 Acres

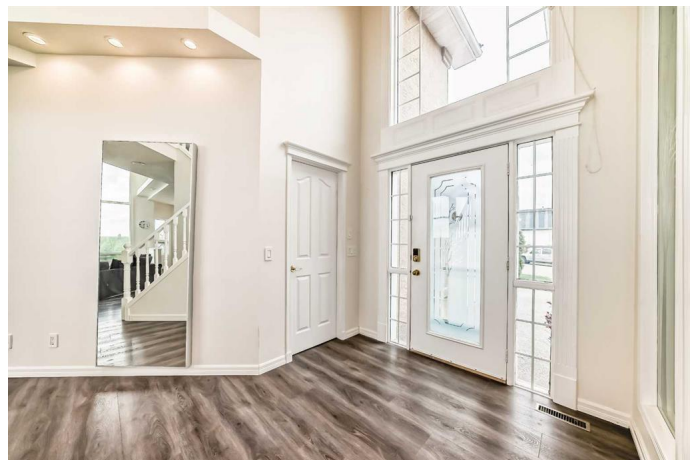
Diamond Cove, Calgary, Alberta

This is the PERFECT home - a stunning 4,100 sq.ft combined living area. renovated residence boasting FULL-ON river views, a WALK-OUT basement, and TRIPLE GARAGE, all situated on one of the finest river lots in Calgary's south!

The HUGE main floor impresses with a spacious office/den (ideal for working from home), a formal dining room, and a spectacular renovated kitchen featuring quartz counters, stainless steel appliances including DOUBLE wall ovens, gas stove, and veggie sink. The large eating nook flows into a magnificent great room with cozy gas fireplace and floor-to-ceiling windows showcasing breathtaking VIEWS of the river, valley and downtown skyline! Completing this level are a generous laundry room and a fantastic mudroom with built-in lockers.

Upstairs, the HUGE primary bedroom is a true retreat with its private balcony (offering those same gorgeous views), a relaxing fireplace, walk-in closet, and luxurious ensuite featuring double sinks, jetted tub and separate shower. Two additional spacious bedrooms and a full bath are thoughtfully separated by an open walkway that captures even more stunning VIEWS!

The walk-out lower level is an entertainer's dream, featuring another bedroom and full bath, convenient wet bar, a HUGE



family/recreation room with gas fireplace, and an incredible THEATRE room complete with cinema seating!

Recent upgrades include brand-new paint, tile roof, central air conditioning, underground sprinklers, and numerous built-ins throughout. Surrounded by lush greenery beside a peaceful city park with the river at your back, this home offers both tranquility and convenience.

ABSOLUTELY A MUST-SEE! Don't miss this rare opportunity to own one of Calgary's finest riverfront properties!

Built in 1994

### **Essential Information**

MLS® #	A2222422
Price	\$1,499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,754
Acres	0.18
Year Built	1994
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	310 Diamond Drive Se
Subdivision	Diamond Cove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7E2

## Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	High Ceilings, Open Floorplan, Quartz Counters, Separate Entrance
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Views, Lake
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 18th, 2025
Days on Market	3
Zoning	R-CG

## Listing Details

Listing Office	CIR Realty
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