

# \$925,000 - 118 Riverwood Crescent Sw, Diamond Valley

MLS® #A2235390

**\$925,000**

5 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.16 Acres

Riverwood Estates, Diamond Valley, Alberta

OPEN HOUSE SUNDAY SEPTEMBER 7TH 2025 12:00PM - 3:00PM Don't miss this incredible opportunity to own this lovely, one-of-a-kind bungalow modeled after a Tuscan villa in Riverwood Estates. On the market for the very first time, this property is a true gem in the community. Boasting over 3,300 sq ft (+/-) of living space, the main floor features an open concept design with a large sunroom overlooking Gray Park, and a stunning living room and kitchen with vaulted ceilings, gas range, built-in oven—perfect for hosting dinners with your large family. Also on the main floor, you'll find a spacious primary bedroom with a beautiful 5-piece ensuite with a steam shower, complete with his and her closets and a cozy fireplace, plus a second room ideal for a nursery or home office. Upstairs offers a large loft, perfectly suited as a bonus room or extra living space, complete with ample storage for all those "once in a while" items. The fully finished basement provides three additional bedrooms, a 4-piece bathroom, and a large rec room with a built-in bar and wood-burning fireplace. Throughout the home, you'll also benefit from a whole-house water softener, and state of the art water filtration system adding to the comfort and care of daily living. Outside, the property is fully landscaped with a beautiful garden and a two-tiered deck backing directly onto the pristine Gray Park Natural Area. This home is a rare find in Diamond Valley—truly unique in its offerings—and



must be seen in person to fully appreciate its tranquility. Book your appointment today before itâ€™s SOLD!

Built in 2011

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2235390    |
| Price          | \$925,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,032       |
| Acres          | 0.16        |
| Year Built     | 2011        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 118 Riverwood Crescent Sw |
| Subdivision | Riverwood Estates         |
| City        | Diamond Valley            |
| County      | Foothills County          |
| Province    | Alberta                   |
| Postal Code | T0L0H0                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Bar, Central Vacuum, Skylight(s), Vaulted Ceiling(s), Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer,                                                                                                               |

|                 |                          |
|-----------------|--------------------------|
|                 | Built-In Oven, Gas Range |
| Heating         | Forced Air               |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 3                        |
| Fireplaces      | Gas, Wood Burning        |
| Has Basement    | Yes                      |
| Basement        | Finished, Full           |

## Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Garden, Private Yard                                                                                                 |
| Lot Description   | Back Yard, Garden, Landscaped, Low Maintenance Landscape, No Neighbours Behind, Rectangular Lot, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                                                                                                               |
| Construction      | Wood Frame                                                                                                                    |
| Foundation        | Poured Concrete                                                                                                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 95              |
| Zoning         | R-1             |

## Listing Details

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

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