



THE
A-TEAM

**RE/MAX
FIRST**

214 DIAMOND Court, Calgary T2J 7C7

MLS® #: **A2163765**

Area: **Diamond Cove**

Listing Date: **09/12/24**

List Price: **\$799,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1992**
Lot Information
Lot Sz Ar: **7,717 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,797**
Low Sqft:
Ttl Sqft: **1,797**

DOM

7
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Low Maintenance Landscape,Irregular Lot,Landscaped,Level,Pie Shaped Lot,Views**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Playground**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	8`5" x 6`2"	Laundry	Main	5`0" x 9`6"
Kitchen	Main	10`6" x 11`2"	2pc Bathroom	Main	5`1" x 6`3"
Dining Room	Main	8`7" x 12`0"	Family Room	Main	11`11" x 14`11"
Living/Dining Room Combination	Main	11`3" x 12`0"	Living Room	Main	11`1" x 11`11"
4pc Ensuite bath	Second	12`1" x 5`11"	Walk-In Closet	Second	5`9" x 8`4"
Bedroom - Primary	Second	10`11" x 14`11"	Bedroom	Second	11`2" x 12`0"

Bedroom
3pc Bathroom
4pc Bathroom

Second
Basement
Second

10`5" x 10`9"
9`3" x 6`3"
4`11" x 8`7"

Game Room
Furnace/Utility Room

Basement
Basement

33`11" x 23`3"
9`10" x 7`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9211071

Zoning:
R-CG

Remarks

Pub Rmks:

This rare find with almost 2700sq.ft of total living space, nestled on ONE OF THE LARGEST pie-shaped lots in the area. Its large backyard extends into a GREEN SPACE, making it perfect for families. Imagine waking up to MOUNTAIN VIEWS from the master bedroom and spending your afternoons in a private, landscaped yard. With a deck featuring a natural gas hookup, your summer BBQs will be unforgettable! The west-facing backyard has room for everything you've ever dreamed of—build a pool, set up a mini-golf course, or create the ultimate playground for the kids. This is OUTDOOR living at its finest! Step inside to an inviting combined dining and living area, adjacent to a warm and cozy family room, perfect for relaxing by the FIREPLACE or hosting lively gatherings with loved ones. The kitchen features GRANITE countertops, a gas stove, a sink with a garburator, ample cabinet space, and a peninsula for additional seating. Start your mornings with coffee in the bright kitchen nook, soaking in views of your backyard. Upstairs, you'll find a spacious master suite complete with an ENSUITE bathroom, a jetted soaker tub, and his-and-hers closets. Two additional bedrooms and a four-piece bath offer plenty of space for family and guests. The fully finished basement provides even more room for fun, featuring a spacious games room, new carpet (2024), and a furnace and air conditioner, installed in 2021. Surrounded by trees and equipped with a SPRINKLER system, this home combines natural beauty with low-maintenance convenience. Tucked away in a tranquil CUL-DE-SAC, it's perfectly located 5 minutes from Fish Creek Park and Bow River, a 2-minute walk to the Playground, close to schools, shopping, and transit, with easy access to downtown. This is a rare opportunity to own a truly exceptional home in Diamond Cove. Don't miss your chance to make it yours—call now to schedule your private viewing!

Inclusions:
Property Listed By:

n/a
Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











