



THE
A-TEAM

**RE/MAX
FIRST**

529 DIAMOND Court, Calgary T2J 7C8

MLS®#: **A2165562** Area: **Diamond Cove** Listing Date: **09/13/24** List Price: **\$850,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1993**
Lot Information
 Lot Sz Ar: **5,719 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,329**
 Low Sqft:
 Ttl Sqft: **2,329**

DOM

68
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Cul-De-Sac,Fruit Trees/Shrub(s),Few Trees,Lawn,Garden,Landscaped,Wedge Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Exhaust Fan,Fireplace(s),Forced Air,Hot Water**
 Sewer:
 Ext Feat: **Garden**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Electric Oven,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Water Softener**
 Int Feat: **Central Vacuum,Closet Organizers,Kitchen Island,Laminate Counters,Natural Woodwork,Pantry,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	9`6" x 7`3"	Entrance	Main	7`11" x 6`5"
Living Room	Main	15`10" x 11`1"	Dining Room	Main	13`1" x 8`10"
Den	Main	11`2" x 8`6"	2pc Bathroom	Main	6`9" x 3`0"
Family Room	Main	14`2" x 15`11"	Nook	Main	13`10" x 7`7"
Kitchen	Main	9`6" x 12`0"	Pantry	Main	3`8" x 3`8"
Other	Main	16`9" x 12`1"	Other	Main	13`3" x 11`8"
5pc Ensuite bath	Second	10`4" x 12`8"	Walk-In Closet	Second	4`5" x 6`3"

Walk-In Closet	Second	4`3" x 5`11"	Bedroom - Primary	Second	17`7" x 13`11"
Bedroom	Second	11`6" x 11`9"	Walk-In Closet	Second	5`1" x 8`3"
4pc Bathroom	Second	7`8" x 7`9"	Bedroom	Second	11`4" x 11`2"
Other	Basement	33`11" x 29`10"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **9210199**

Zoning:
r-c1

Remarks

Pub Rmks: **Visit REALTOR® website for additional information. Just minutes from walking trails, playgrounds, schools and the Bow river. This beautifully kept 3 bedroom, 2.5 bath home shows pride in ownership. Features include a full eat in kitchen with island and pantry, formal dining room, living room, den, family room with fireplace, laundry room and a 2 piece bathroom. Upstairs is the large master suite with walk in closets and a 4 piece ensuite, two bedrooms and full 4 piece bath. This home has lots of outdoor living space to enjoy. The oversized double garage offers lots of room for storage and toys. Upgrades include appliances, shingles, high efficiency furnace, water heater and humidifier. Also equipped with central vacuum. This home is located in a quiet area and has everything needed for families big or small. Very sought after neighbourhood where homes very rarely come up for sale.**

Inclusions: **None**
Property Listed By: **PG Direct Realty Ltd.**

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



