



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**331 DIAMOND WILLOW Point, Rural Rocky View County T3Z 2Z5**

MLS® #: **A2170522**      Area: **Elbow Valley**      Listing Date: **10/03/24**      List Price: **\$1,595,000**  
 Status: **Pending**      County: **Rocky View County**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Rural Rocky View County**  
 Year Built: **2000**  
 Lot Information  
 Lot Sz Ar: **13,068 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Underground Sprinklers**  
 Park Feat: **Double Garage Attached, Garage Faces Side, Oversized**

Finished Floor Area  
 Abv Sqft: **2,545**  
 Low Sqft:  
 Ttl Sqft: **2,545**

DOM

**50**  
Layout  
 Beds: **4 (1 3 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **In Floor, Forced Air, Natural Gas**  
 Sewer: **Public Sewer**  
 Ext Feat: **Awning(s), Fire Pit, Garden**

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

Kitchen Appl: **Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings**  
 Int Feat: **Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Jetted Tub, Kitchen Island, Recessed Lighting, Stone Counters, Walk-In Closet(s), Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>18`8" x 20`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>24`2" x 21`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`10" x 13`7"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13`0" x 14`0"</b>
<b>Den</b>	<b>Main</b>	<b>12`8" x 13`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>12`0" x 11`5"</b>

<b>Bedroom - Primary</b>	<b>Main</b>	<b>28`1" x 14`1"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>15`9" x 7`0"</b>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>22`4" x 14`9"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 6`0"</b>
<b>Game Room</b>	<b>Lower</b>	<b>30`11" x 31`3"</b>	<b>Wine Cellar</b>	<b>Lower</b>	<b>11`3" x 13`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>24`8" x 17`1"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>20`3" x 13`5"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>16`0" x 12`7"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>9`7" x 5`1"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>13`2" x 10`7"</b>	<b>Cold Room/Cellar</b>	<b>Lower</b>	<b>13`5" x 6`5"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>18`7" x 22`10"</b>			

Legal/Tax/Financial

Condo Fee:	Title:	Zoning:
<b>\$228</b>	<b>Fee Simple</b>	<b>R-1</b>
	Fee Freq:	
	<b>Monthly</b>	

Legal Desc: **9813459**

Remarks

Pub Rmks: **Discover the epitome of refined living in a timeless walk-out bungalow, an extraordinary estate offering over 5,000 square feet of sophisticated living space, ideally situated backing onto the Lott Creek Environmental Reserve. This home seamlessly marries luxury with nature, creating an unparalleled living experience. Upon entry, the grand foyer welcomes you with soaring ceilings, central open staircase and an abundance of natural light streaming through expansive windows. The open modern layout effortlessly connects the formal living area, dining room, and a state-of-the-art kitchen, making it perfect for both entertaining and daily living. The chef's kitchen is a masterpiece, boasting fine appliances, custom cabinetry, a spacious center island, and exquisite black stone countertops. The adjacent dining area offers picturesque views of the surrounding natural landscape, providing a tranquil dining experience. The main floor features a sumptuous master suite with double-sided fireplace and a spa-like en suite bathroom with jettied/waterfall tub, a generous walk-in closet, and private access to the outdoor patio with remote awning. A formal den with library creates a productive working space to complete the main level. The fully finished walk-out basement with in-floor heating offers an expansive recreation room, a home theatre and a wet bar, making it an ideal space for family gatherings or hosting guests. Three additional bedrooms are spacious, each with walk-in closets, unique charm and ample storage. Outside, the meticulously landscaped yard is a private retreat with multiple outdoor living spaces, including a covered patio and fireplace. Surrounded by mature trees and lush greenery, this sanctuary offers unmatched privacy with security blinds producing serenity. The property had garage updated 2023/24, 2 new furnaces and added A/C in 2024. This exceptional property also includes a double oversized garage, extensive storage, and home automation systems. With direct access to walking trails and natural beauty and backing onto environmental reserve, this home provides a perfect blend of luxurious living and a connection to nature and abundant community amenities in Elbow Valley. This isn't just your new home, this is your new four season lifestyle! Schedule your private tour today.**

Inclusions:  
Property Listed By: **Shed eXp Realty**

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











