

# \$749,900 - 20 Country Meadows Cove, Diamond Valley

MLS® #A2209806

**\$749,900**

2 Bedroom, 2.00 Bathroom, 1,462 sqft

Residential on 0.12 Acres

NONE, Diamond Valley, Alberta

Open House - April 19, 12-2pm | This brand new home is ready for immediate possession! The main floor living space, has 2 bedrooms, 2 full bathrooms, main floor laundry and a grand open concept living and dining area complete with gas fireplace. The oversized double attached garage (24'x23') will give you plenty of space to park a truck and second vehicle as well as additional storage space. Downstairs, the walkout basement adds the convenience of a built-in separate entrance, with 9â€™™ ceilings and rough-ins for a bathroom and kitchen. To see plans for a basement development, please reference the 2nd last photo in the gallery. This will allow you to add two additional bedrooms, a bathroom and kitchen for a total of 2774ft2 of developed living space! This could accommodate multi-generational living, or turn it into a mortgage helper! Additionally, there's radiant in-floor heat roughed-in should you choose to engage it. The location of this home makes it unique with easy access to the city as well as local amenities. Come check out the quiet location for yourself when you book your viewing. We hope you like the virtual staging, to get a sense of how the home can be used.

Built in 2024

## Essential Information

MLS® # A2209806

Price \$749,900



|                |             |
|----------------|-------------|
| Bedrooms       | 2           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,462       |
| Acres          | 0.12        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 20 Country Meadows Cove |
| Subdivision | NONE                    |
| City        | Diamond Valley          |
| County      | Foothills County        |
| Province    | Alberta                 |
| Postal Code | T0L 2A0                 |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Insulated, Oversized |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bathroom Rough-in, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer  |
| Heating           | In Floor Roughed-In, Forced Air  |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Full, Unfinished, Walk-Out   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Entrance          |
| Lot Description   | Back Yard, Backs on to Park/Green Space |
| Roof              | Asphalt Shingle                         |
| Construction      | Wood Frame                              |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 16th, 2025 |
| Days on Market | 21               |
| Zoning         | R                |

### **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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