

# \$698,500 - 347 Mcleod Crescent Sw, Diamond Valley

MLS® #A2206724

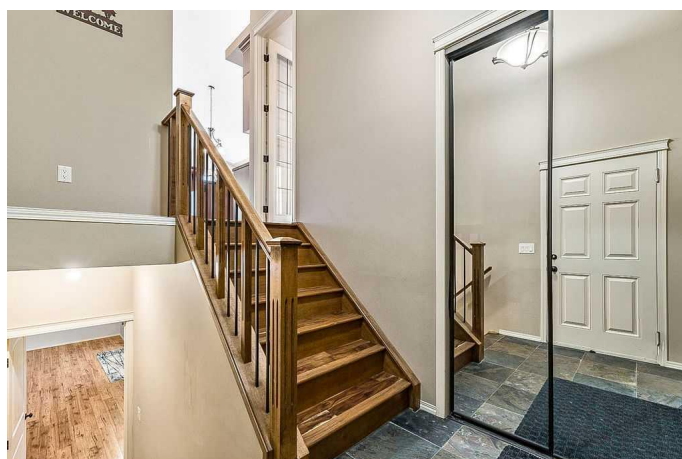
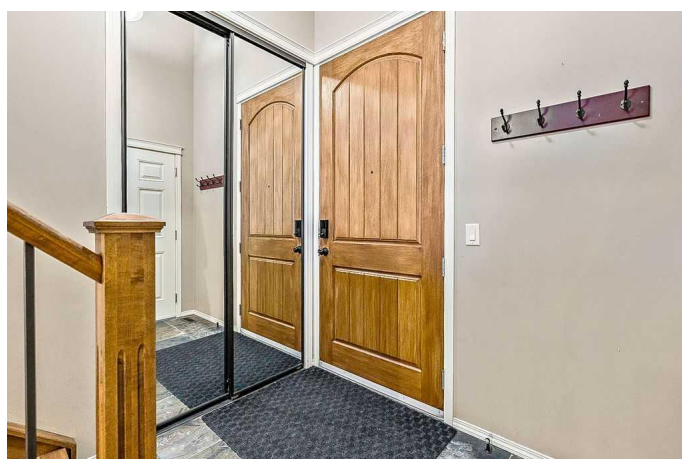
**\$698,500**

4 Bedroom, 3.00 Bathroom, 1,437 sqft

Residential on 0.16 Acres

NONE, Diamond Valley, Alberta

Welcome to your serene oasis that offers spacious family living. Situated on a beautifully landscaped lot, this property is adjacent to a charming community park adding to the visually pleasing exterior space. Step through the grand 8' solid wood entrance into an impressive interior of vaulted ceilings, rich hardwood floors and elegant travertine tiles. Located at the front of the house is a versatile bedroom that is currently used as a home office, offering a bright and functional space for work or relaxation. The home opens up to the living room. With its inviting river rock wood-burning fireplace, high ceilings and expansive windows, it provides a warm gathering space for family and friends. You'll appreciate the gourmet kitchen, equipped for culinary excellence, featuring custom maple cabinetry with subtle interior lighting, stainless steel appliances including induction cooktop and a wine fridge. It's the ideal space for both casual family meals and elegant entertaining. Enter the luxurious master suite that serves as a peaceful retreat with its elegant three-sided river rock fireplace. Indulge in the spa-like ensuite with a generous soaker tub, dual vanities, a sizable glass shower and a walk-in closet. The home's thoughtful design is completed with a main-floor laundry room and another full 4 piece bath. Downstairs the fully developed basement offers 9'™ ceilings and ample natural light, creating an inviting space for family activities or guest accommodation. It



includes a substantial family room with an electric fireplace and a rec room that could be a dedicated workout area or a hobby room. A refreshment center in the living room offers the convenience of a bar fridge and microwave. Two additional bedrooms with large windows are complimented by another full bath. The backyard is beautifully landscaped with raised garden beds, mature trees, and shrubs and raspberry bushes. Spend your evenings gathered around the fire pit or enjoy some quiet time in the custom built wood swing. This extraordinary property blends the rustic elegance of a mountain retreat with all the modern amenities a family desires. Schedule your private viewing today and experience the charm Diamond Valley community can offer your family.

Built in 2009

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2206724    |
| Price          | \$698,500   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,437       |
| Acres          | 0.16        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 347 Mcleod Crescent Sw |
| Subdivision | NONE                   |
| City        | Diamond Valley         |
| County      | Foothills County       |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0L 2A0 |

### Amenities

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

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Central Vacuum, Soaking Tub, Vaulted Ceiling(s)  |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Wine Refrigerator, Electric Range, Freezer |
| Heating           | Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 3  |
| Fireplaces        | Basement, Electric, Family Room, Gas, Mantle, Three-Sided, Bath, Bedroom, Blower Fan, Stone  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Garden, Fire Pit                             |
| Lot Description   | Landscaped, Rectangular Lot, Level           |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 43              |
| Zoning         | R-1             |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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