

220 Regent Road
Diamond Valley, Alberta

MLS # A2242625



\$599,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,190 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry		

Inclusions: 2 Wood Shelves in Flex Room, 3 Bar Stools In Kitchen, Shed, Rain Barrels x 4, Attached Shelves In Garage, Grey Tool Panel on Garage Wall, TV Wall Mounts x 2, Electric Fireplace Downstairs,

As you approach this picture-perfect bi-level home, nestled in a quiet neighborhood, you can't help but feel a sense of welcome. From the charming front porch, step inside where you're greeted by high ceilings, oversized doors and a bright, sunny flex room with south-facing windows. This space is ideal for a small office, reading nook or mini atrium. A mud room is also located off the side with convenient access to the garage. As you take a few steps up, the open floor plan unfolds before you, showcasing a kitchen that beckons with its classic white cabinets, a spacious island perfect for meal prep and a corner pantry for all your storage needs. Adjoining this space is a cozy dining area and an inviting living room featuring a patio door that leads to a large two-tier deck. Here you'll enjoy outdoor entertaining or peaceful mornings sipping your coffee. Back inside the large primary bedroom is your private retreat, boasting a walk-in closet and a four-piece ensuite. A second bedroom and a well-appointed four-piece main bath are conveniently located on the main floor. The thoughtful design continues with an upstairs laundry closet, offering the option for main floor laundry should you prefer. Head downstairs to discover the beautifully finished basement, where a generous family room awaits, seamlessly extending into a recreational area that provides ample space for hobbies, a home gym, or whatever suits your lifestyle. You'll also find a third bedroom and a stylish three-piece bath, perfect for guests or older children, along with a spacious laundry room that offers plenty of room for extra cabinets, keeping everything organized. Throughout the home, you'll appreciate the clever use of pocket doors and closets that maximize every inch of space, marrying functionality with style. Thoughtful extras, include rock wool insulation in the basement ceiling for

soundproofing and a gas line installed in the downstairs family room for a future fireplace installation, should you desire that extra touch of coziness. Step outside to the beautifully landscaped yard, where vibrant perennials, mature trees and shrubs create a tranquil oasis all contained by landscaping stones. The large two-tiered deck is complete with enclosed storage underneath for all your seasonal needs. And let's not forget the tidy double attached garage, which is drywalled and insulated. This home invites you to create memories and enjoy a lifestyle of ease and charm—don't miss your chance to experience all that this delightful property has to offer; schedule your showing today!