

**63 Diamond Terrace SE  
Calgary, Alberta**

**MLS # A2246415**



**\$999,000**

<b>Division:</b>	Diamond Cove		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,051 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Private		

**Heating:** Forced Air

**Floors:** Carpet, Hardwood, Tile

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Double Vanity, Open Floorplan, Pantry, Quartz Counters, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RCG

**Utilities:** -

**Inclusions:** N/A

Welcome to this one-of-a-kind executive bungalow in the prestigious community of Diamond Cove, offering nearly 4,000 sq ft of beautifully developed space on a  $\frac{1}{4}$ -acre lot, just moments from the Bow River and scenic pathways. Set on a private, treed lot, the backyard is a true oasis, with mature landscaping and ample space to relax, entertain, and enjoy the peace of nature. Inside, you'll be immediately impressed by the luxurious primary retreat, thoughtfully designed with a spa-inspired ensuite, soaker tub, and generous walk-in closet—your personal haven of comfort and elegance. The main floor also features two additional spacious bedrooms, a full bathroom, a powder room, a large laundry room, and a bright, open-concept living and dining area. The stunning chef's kitchen is outfitted with high-end appliances, extensive cabinetry, and an oversized island—perfect for entertaining and everyday living. The fully finished basement expands your living space with two more bedrooms, a full bathroom, a massive rec room, and multiple storage areas. Completing this exceptional home is a double attached garage and an oversized driveway. This property blends elegance, functionality, and natural beauty in one of Calgary's most exclusive riverside neighborhoods. Don't miss the opportunity to call this truly unique home your own!