

# \$1,580,000 - 23 Diamond Ridge Estates, Rural Rocky View County

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MLS® #A2221818

**\$1,580,000**

4 Bedroom, 4.00 Bathroom, 2,887 sqft  
Residential on 3.95 Acres

NONE, Rural Rocky View County, Alberta

The beautiful curbside appeal is just the introduction into the expansive footprint of this custom built home. Sitting on 3.95 acres this bungalow offers 2,887 sq.ft., an oversized triple garage/in floor heat, RV/utility trailer parking, and a 1,077 sq. ft. heated work shop. Wired with 240/120, 20 & 15 amps, a built in mitre bench and elevated work area/storage. So many possibilities for its' use...a small home based business (zoned R-RUR to confirm use), an art studio, serious wood working, or perhaps store your hobby car given the overhead door for access. It's possible to add certain livestock under the current zoning guidelines. Make it your own! Located just south of Cochrane Lake and within a short 7 minute drive south into Cochrane, offering an abundance of amenities. The quality of building materials and meticulous care given to the maintenance by the original owners is impressive to say the least. Attention to detail, high end finishings, with a warm inviting atmosphere is apparent as soon as you step into the huge foyer. Thoughtfully designed main floor with 9 ft. ceilings, hickory engineered hardwood, ceramic tile flooring, custom oak millwork & trim, a walk in entrance coat closet, majority of solid core doors, and heated floors in the 3 bathrooms & kitchen seating area. The 2 bedrooms up/2 down are all exceptionally large with their own walk in closet. While the



second main floor bedroom includes its own 4 pc. ensuite. The primary bedroom houses a 5 pc. ensuite with an elegant claw foot tub, separate sinks, large shower stall & water shed. The spacious walk in closet/dressing room is a feature to be appreciated! A main floor den/office and sizeable laundry room with cabinetry add to the main floor footprint. The living room and dining area feature a waterfall and statement-making fireplace with stone mantle. The seriously sized eat-in kitchen houses the beautiful (yet functional) 4'x8' island with maple countertop, S.S. appliances, custom S.S. hood range & free standing wood stove. Adjacent to the 4 season sunroom with access to the porch and yard. The fully finished permitted basement (2016) is raised, allowing for deeper windows and more natural light to stream in. LVP flooring with in-floor heat, the 2 additional bedrooms, 5 pc. bathroom, sauna room, a media/theatre room with insulated ceiling and walls for sound retention, games room/wet bar, an exceptionally large family room with countertop/cabinetry, a mechanical room and various storage complete this level. Upgrades have included asphalt roof shingles (2018), fridge & wall oven (2021), dishwasher (2024), hose handle & beater brush attachments for the central vac system (2023). Two sump pumps with water detectors, boiler, Kinetico dual tank water softener, water system filter & 2 furnaces are on a professional yearly maintenance program. All windows are Cossins hemlock/clad with Low E/argon fill. An 11'6"x30' metal pole shed is located behind the work shop for added storage. A must to see!

Built in 2003

## **Essential Information**

MLS® #

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Price	\$1,580,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,887
Acres	3.95
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	23 Diamond Ridge Estates
Subdivision	NONE
City	Rural Rocky View County
County	Rocky View County
Province	Alberta
Postal Code	T4C 2B3

### Amenities

Utilities	Cable Not Available
Parking	220 Volt Wiring, Driveway, Heated Garage, Insulated, Off Street, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached, Workshop in Garage, Garage Faces Side
# of Garages	3

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Sauna, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Wood Windows
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Water Softener
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Radiant, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Stone, Wood Burning, Free Standing, Kitchen, Tile, Wood Burning Stove

Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Fire Pit, Garden, Storage
Lot Description	Back Yard, Cul-De-Sac, Garden, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 16th, 2025
Days on Market	17
Zoning	R-RUR

### Listing Details

Listing Office	TREC The Real Estate Company
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