

**173 Diamondstone Ridge
Fort McMurray, Alberta**

MLS # A2224195



\$584,888

Division:	Stonecreek		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,333 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated, RV Access/Pa		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2 fridges, stove, 2 dishwashers, window coverings, central a/c, garage heater

OPEN HOUSE SATURDAY MAY 24TH 1130AM-130PM! Introducing 173 Diamondstone Ridge, a RARE FIND BUNGALOW with OVER 2500 SQ FT OF LIVING SPACE. This home is the opportunity where you can have the best of both worlds, the option to utilize the 2-bedroom legal suite as a huge mortgage helper, or use this space as additional living space for your family with its excellent layout and design. There are so many amazing features to this home. OVERSIZED 26X22 ATTACHED HEATED GARAGE WITH 12 FT CEILINGS, BEAUTIFUL RENOVATIONS, GRANITE COUNTERTOPS THROUGHOUT, 9FT CEILINGS ON BOTH MAIN AND LOWER LEVEL, CENTRAL A/C, HARDWOOD FLOORS, 5 PC ENSUITE, BEAUTIFULLY LANDSCAPED & FENCED EXTRA WIDE YARD AND MORE. This home is an absolute pleasure to view and I promise it will not disappoint. When you step inside, you will be impressed by the large front foyer that opens to your front great room, which has been dazzled with a custom feature wall that starts with a gas fireplace. Surrounding the fireplace is a wall covered in imported Roman clay, built-in benches, the addition of stunning wainscoting, and custom lighting. This room also features 9 ft ceilings & hardwood floors. The main level continues with a large dining room surrounded by a bank of windows, then a gorgeous kitchen with a large island with butcherblock countertop, a generous amount of kitchen cabinets, granite countertops, large pantry, updated stainless appliances in the past 4 years. To complete this main level, you have 3 bedrooms and 2 full bathrooms(each with new faucets and lighting). The Primary bedroom features a walk-in, closet, 5 pc ensuite with tile floors, double sinks, jetted tub and stand-up shower. In addition, you have garden doors leading to your large deck where you can enjoy your morning coffee.

Once you fall in love with the main level, continue to the fully finished lower level that will steal your heart when you see the space offered here and the bright and airy feel with the 9ft ceilings and large windows. You have a massive open concept with a huge family room, games room, full kitchen, huge pantry, and tons of storage. Plus, there are 2 bedrooms and a full bathroom, plus laundry room. Sellers currently enjoy this lower level as their additional living space and where they entertain friends and family and have game nights, but if you are looking for a huge mortgage helper, this 2 Bed legal suite would be a desirable rental suite. The exterior offers recent upgrades to the landscaping with gardens, decorative stone, shrubs and more. Plus you landscaped yard is fully fenced, offering a side gate access. In addition, you have on the left side of the property extra land you could park quad trailers and more or extend your fenced for additional gated access. Other upgrades to this move-in-ready residence is upgraded hardware, fresh paint top to bottom, and more. This home is located in the prime location of Stone Creek, in walking near shopping, parks, outdoor rinks, trails and more. This is a must see home!