

# \$875,000 - 42 Riverwood Place Sw, Diamond Valley

MLS® #A2263102

## \$875,000

3 Bedroom, 3.00 Bathroom, 1,609 sqft  
Residential on 0.22 Acres

Riverwood, Diamond Valley, Alberta

Welcome to 42 Riverwood Place – a beautiful home perfectly positioned on a spacious lot spanning nearly 10,000 sq ft in one of Diamond Valley’s most desirable neighbourhoods. Backing onto a peaceful network of walking paths and just minutes from the golf course and sheep river recreation areas, this property combines small-town serenity with outdoor adventure at your doorstep. Inside, you’ll find thoughtful upgrades throughout, including a water softener, laundry conveniently tucked into a butler’s pantry, and a generously-sized A/C unit to keep things comfortable year-round. The heated 28’ x 32’ oversized triple garage with 220V power along with additional RV parking provides plenty of room for all your vehicles, toys, and tools. Enjoy evenings on the back deck surrounded by nature, already plumbed with a gas line for your BBQ, and admire the Gemstone lighting that adds curb appeal all year long. Only a short drive from Kananaskis, Blue Rock, and Sheep River Provincial Parks, this is your chance to live surrounded by nature while still being close to every amenity. Not to mention - you’re also less than an hours drive from downtown Calgary. Call your favourite REALTOR® today and book a showing before it’s gone!

Built in 2021

## Essential Information



|                |                   |
|----------------|-------------------|
| MLS® #         | A2263102          |
| Price          | \$875,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,609             |
| Acres          | 0.22              |
| Year Built     | 2021              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 42 Riverwood Place Sw |
| Subdivision | Riverwood             |
| City        | Diamond Valley        |
| County      | Foothills County      |
| Province    | Alberta               |
| Postal Code | T0L 0H0               |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

### Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | See Remarks, Storage, Vaulted Ceiling(s)                                 |
| Appliances        | Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | High Efficiency, Forced Air                                              |
| Cooling           | Central Air                                                              |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Gas                                                                      |
| Has Basement      | Yes                                                                      |
| Basement          | Finished, Full                                                           |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                               |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Standard Shaped Lot |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Stone, Vinyl Siding                                                      |
| Foundation        | Poured Concrete                                                          |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 2                 |
| Zoning         | Residential       |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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