$679,500 - 214 Regent Road, Diamond Valley

MLS® #A2224481
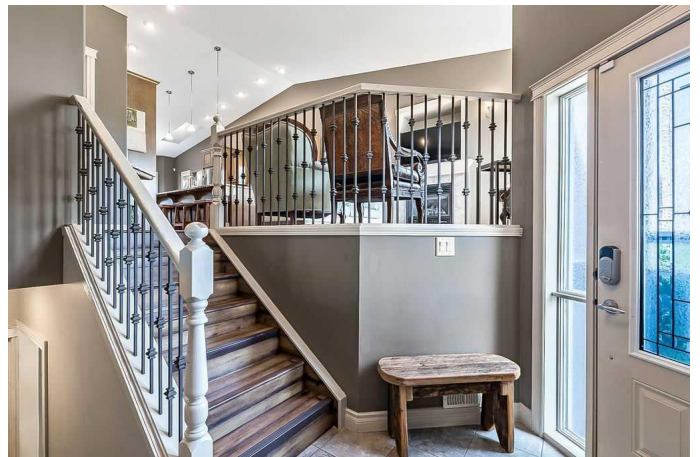
$679,500
4 Bedroom, 3.00 Bathroom, 1,409 sqft
Residential on 0.16 Acres

NONE, Diamond Valley, Alberta

OPEN HOUSE SATURDAY MAY 31 - 12:00-2:00 INCOME PROPERTY! This charming 1,409 sq. ft. bi-level home with a LEGAL SUITE has been a reliable source of income while also offering plenty of space for the owner. The open main floor plan features vaulted ceilings that create an inviting atmosphere in the living room, highlighted by a cozy gas fireplace. The stunning chef's kitchen boasts a huge granite island for all your prep work, ample rich wood cabinetry, and a gas stove that any cooking enthusiast will appreciate. The dining room, with a patio door leading to a two-tier deck, is perfect for summer afternoons spent entertaining and BBQing. Moving through the main floor, you'll find a secondary bedroom, a 4-piece main bath, and a convenient main floor laundry room. The spacious primary bedroom is a true retreat, complete with a walk-in closet and a 4-piece ensuite featuring a deep soaker tub. Additionally, there is a third bedroom or office space downstairs, offering flexibility for the homeowner's needs. As you enter the LEGAL SUITE, you'll be pleasantly surprised by its size and the abundance of natural light from the large windows, creating a warm and welcoming environment. The legal suite includes in-floor heating, a feature any tenant will love. It offers a spacious living room with room for a dining table, one bedroom, a 4-piece bath, and a full kitchen equipped with a washer and dryer making it a fully self-contained unit. Enjoy easy and private

access with a separate walk-up entrance leading directly to the backyard and an additional parking space. Other upgrades include in-floor heating in the double attached garage, replacement of the largest upstairs windows to triple pane argon, a water filtration system(2021), and an innovative water collection system with pumps for gardening and water conservation. This property is not just a great investment; it's also a wonderful place to call home!

Built in 2011

Essential Information

MLS® #	A2224481
Price	$679,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,409
Acres	0.16
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	214 Regent Road
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	3
Parking	Double Garage Attached, Gravel Driveway
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, Open Floorplan, Separate Entrance, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Garburator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Gray Water System, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 28th, 2025
Days on Market	7
Zoning	R-1

Listing Details

Listing Office	Century 21 Foothills Real Estate