

# \$1,225,000 - 12078 Diamond View Se, Calgary

MLS® #A2217612

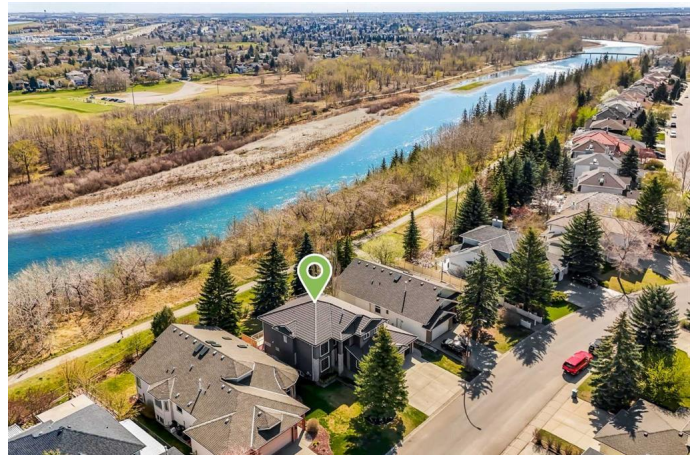
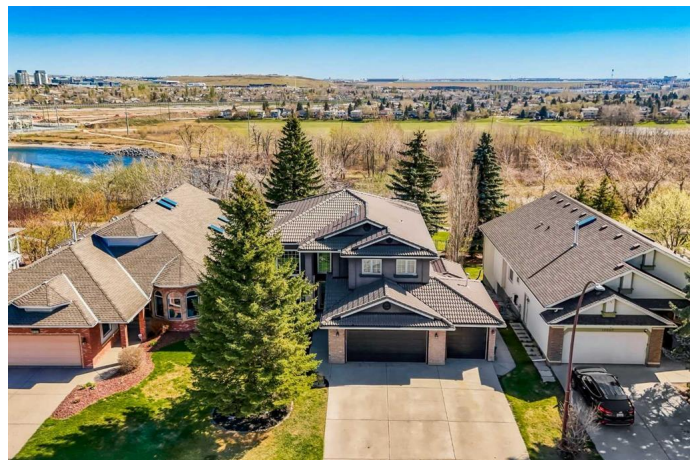
**\$1,225,000**

4 Bedroom, 4.00 Bathroom, 2,440 sqft

Residential on 0.18 Acres

Diamond Cove, Calgary, Alberta

Rare opportunity in Diamond Cove! This air-conditioned, fully developed walkout ridge home offers over 3,500 sq. ft. of elegant living space, breathtaking unobstructed views of the Bow River, and direct access to the pathways. Situated on a professionally landscaped lot with a level east-facing backyard, this stunning property features a triple heated garage, durable clay tile roof, and gorgeous curb appeal. Inside, the soaring vaulted foyer and living room are flooded with natural light from oversized windows, with immaculate hardwood floors and heated tile flowing throughout the main level. The spacious kitchen is equipped with granite counters, a central butcher block island, oak cabinetry, stainless steel appliances, and a cozy breakfast nook overlooking the upper balcony with gas BBQ hookup. A formal dining room, sunken family room with custom built-ins and gas fireplace, home office with French doors, powder room, and large laundry/mudroom complete the main floor. Upstairs, the oversized primary retreat features a sitting area with river views, walk-in closet, and a luxurious 5-piece ensuite with jetted tub, double sinks, and a tiled shower. Two additional generously sized bedrooms (one with walk-in closet) and another full bath round out the upper level. The fully finished walkout basement includes, a large rec room with fire gas fireplace, fourth bedroom, full bath, kitchenette, and extensive built-ins—perfect for multi-generational living or guests. Additional features include; dual



zone furnace, triple-pane windows (2nd floor), irrigation system, and exceptional storage throughout. Enjoy the tranquility of the Bow River while being just minutes to schools, shopping, Deerfoot Trail, and all the conveniences of South Calgary. A truly special home in an unbeatable locationâ€”book your showing today!

Built in 1992

### Essential Information

MLS® #	A2217612
Price	\$1,225,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,440
Acres	0.18
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	12078 Diamond View Se
Subdivision	Diamond Cove
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J7B2

### Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Other
Lot Description	Irregular Lot
Roof	Clay Tile
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 4th, 2025
Days on Market	10
Zoning	R-CG

## Listing Details

Listing Office	2% Realty
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