

\$2,400,000 - 100007 Range Road 220, Diamond City

MLS® #A2209064

\$2,400,000

5 Bedroom, 4.00 Bathroom, 3,584 sqft
Residential on 11.67 Acres

NONE, Diamond City, Alberta

Discover the perfect blend of luxury and natural beauty in this stunning executive property, offering unrivaled views of the Old Man River Valley. Nestled within 12 pristine acres and just 10 minutes from Lethbridge, this remarkable estate provides a peaceful retreat surrounded by mature trees and expansive open spaces. The pride of ownership radiates throughout, making this a rare gem you won't want to miss!

Built in 2004, this exquisite residence encompasses 3,544 square feet of beautifully designed living space, highlighted by outstanding craftsmanship. With five spacious bedrooms and three and a half bathrooms, the home is ideal for both grand entertaining and cozy family gatherings. Enjoy the ambiance created by multiple fireplaces, updated vinyl plank flooring, and extraordinary wood detail finishes that add sophistication to every corner.

A versatile 900-square-foot basement suite includes two additional bedrooms, a full bathroom, a kitchen, and spacious living areas with a separate entrance—perfect for guests or generating rental income.

This property features three impressive outbuildings tailored to suit your lifestyle needs. The pool house offers over 1,700 square feet of developed space, including a workout area, spa, and an upstairs games room, along with a separate oversized single-car garage. For hobbyists and professionals, the woodworking shop spans



3,300 square feet and is equipped with a three-phase transformer converter and 200 amp service. Additionally, a large shop measuring nearly 1,200 square feet provides ample space for oversized vehicle storage and all essentials for acreage living.

This home is adorned with custom touches throughout, including a stunning custom-etched Waterton mural on the granite floor in the entrance, a dropped oak beam ceiling detail, and built-in cabinetry that exudes elegance. Step outside to an oversized composite deck complete with a covered metal pergolaâ€”perfect for entertaining family and friends. The meticulously landscaped yard features endless perennials, trees, and fruit trees, creating an enchanting outdoor experience.

This property is equipped with two water suppliesâ€”the Lethbridge North Water Co-op and the LNIDâ€”for added convenience. The home features ICF (Insulated Concrete Form) construction for superior soundproofing and energy efficiency, as well as a durable Rubber tile roof, and Hardi concrete siding. Modern comforts abound, including an HRV system, water softeners, a distiller system for pristine drinking water, in-floor heating with a boiler system, and a luxurious custom glass shower equipped with a steam unit, along with stunning quartz countertops and so much more!

More than just an acreage, this property is a versatile dream come trueâ€”perfect for everyday living, an Airbnb adventure, or even a wedding pavilion! The options are endless, and the opportunity to create your ideal lifestyle awaits.

Contact your real estate agent today to explore this remarkable property!

Built in 2004

Essential Information

MLS® #	A2209064
Price	\$2,400,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,584
Acres	11.67
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

Community Information

Address	100007 Range Road 220
Subdivision	NONE
City	Diamond City
County	Lethbridge County
Province	Alberta
Postal Code	T0K 0T0

Amenities

Parking	Double Garage Attached, Heated Garage
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Central Air Conditioner, Freezer, Gas Range, Humidifier, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Great Room
Has Basement	Yes

Basement	Finished, Full, Suite
----------	-----------------------

Exterior

Exterior Features	Courtyard, Garden, Other, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, No Neighbours Behind, Private, Treed, Views, Secluded
Roof	Rubber
Construction	ICFs (Insulated Concrete Forms)
Foundation	ICF Block

Additional Information

Date Listed	April 8th, 2025
Days on Market	52
Zoning	Res Acreage

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.