



GRASSROOTS
REALTY GROUP

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104 Willow Ridge Manor SW
Diamond Valley, Alberta

MLS # A2245186



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,236 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: Gazebo, fireplace in the basement, TV in the kitchen

This bright and cozy 5-bedroom bungalow is bursting with character and ready for memory-making. Step inside and you'll find a stunning open layout with elegant, vinyl plank flooring and a charming gas fireplace to keep you toasty on chilly nights. The beautifully renovated kitchen is a foodie's dream, with a center island and easy access to a large back deck—your personal command center for summer BBQs and perfect for entertaining. But the real party is out back! Your fully fenced backyard is a private oasis, featuring a sprawling screened-in covered deck perfect for unwinding under the stars. The property offers RV parking and extra lane access, providing plenty of room for all your vehicles and toys. The fully finished basement is a huge bonus, ready to be enjoyed as a family room, a home gym, or a movie night haven. Plus, the location can't be beat. You're just a short stroll from K-12 schools, a hockey rink, and a curling rink. The community itself is packed with amenities, and you're only a stone's throw from the majestic Kananaskis Country for all your hiking, biking, and skiing adventures. With a newer furnace (2020), this home is a stress-free ticket to the good life. Don't let this great deal slip away—it's time to start living!