



GRASSROOTS
REALTY GROUP

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263 Willow Ridge Manor SW
Diamond Valley, Alberta

MLS # A2268017



\$789,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,244 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Pie Shaped Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	N/A		

Beautiful walkout bungalow in Diamond Valley with stunning views and backing onto green space. This home has so many awesome features including a WEST backyard with mountain views, a fully finished WALKOUT basement with INFLOOR heat and recently updated rear decking. The list goes on with 2 skylights, hardwood flooring, a gas fireplace and newer paint. This home has a spacious primary bedroom on the main floor with a bright ensuite washroom and linen closet. There is a main floor laundry room as well. This home is located on a quiet street with easy access to walking paths, the golf course and shopping. The thoughtful landscaping in the WEST backyard includes a firepit area, lower patio and concrete walkways and multiple gardens and trees. Other extra's include updated triple pane windows on the west side in the living room, a tankless hot water system and 9 solar panels on the south side of the roof. The Solar panels were professionally installed in 2024. You have to see this home to believe it!