



**192 Ridgestone Lane
Diamond Valley, Alberta**

MLS # A2291042



\$569,900

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,102 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.10 Acre		
Lot Feat:	Treed, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 482
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-2X
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Security system Not Monitored

Discover easy, maintenance-free living in this beautifully kept villa in an adult 45+ community—perfectly positioned for foothills views with no neighbours behind. Vaulted ceilings, luxury vinyl plank flooring and custom blinds are some of the features in this thoughtfully designed home. Spacious and sunlit, the living room features large south-facing windows that create a warm, inviting space for relaxing or entertaining. The kitchen is both stylish and practical, featuring granite countertops, soft close cabinetry and an adjacent dining area. A generous primary bedroom takes in beautiful natural views and includes a walk-in closet plus a three-piece ensuite. Also on the main floor, a versatile home office can easily serve as a second bedroom, while convenient main-floor laundry simplifies daily routines. Both main-floor bathrooms are upgraded with in-floor heating for added comfort year round. Downstairs, the basement is largely finished and ready to enjoy, with one bedroom left unfinished—an easy opportunity to add value or keep as excellent storage space. A cozy family room is perfect for relaxing and watching TV, while an additional bedroom and full bathroom provide comfortable space for you or guests. Outside you'll appreciate the large deck across the back of the home where you can enjoy sunny days soaking in the peaceful setting with an abundance of mature trees behind you to provide wonderful privacy. The front yard irrigation system helps keep your curb appeal looking its best. An insulated, double attached garage provides room for vehicles plus tools, bikes, and weekend projects. Condo fees make life simple with landscaping and snow removal included, so you can lock-and-leave with confidence. Tucked away on a quiet street near the golf course and close to local shopping, this standout property offers everything you've been

looking for!