



**263 Willow Ridge Manor SW  
Diamond Valley, Alberta**

**MLS # A2292077**



**\$755,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,244 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	2 sheds		

\*\*\* OPEN HOUSE SUNDAY 1:00 - 3:00 pm \*\*\* Beautiful, fully finished walkout bungalow with a mountain view and backing onto green space. This home features vaulted ceilings, maple hardwood flooring, 2 skylights, main floor laundry and a heated tile floor in the ensuite. In the basement you will find a fireplace, in floor heat with multiple zones and amazing views of the backyard complete with a fire pit area, retaining walls, gardens, and concrete steps. Imagine coming home to a fabulous neighbourhood and relaxing on the rear deck or the ground level patio enjoying the trees, wildlife and even a view of the mountains. Then you could load up your golf clubs and head over to the Turner Valley Golf Club only 5 minutes away for a fantastic round of golf, or put on your walking shoes and head out on the walking path which could lead you on a river bottom adventure. Or walk/cycle to the post office and grocery store. Kananaskis Country is also only 15 minutes away with camping, hiking, mountain biking and picnic areas. Back in the house you will find a new Water Softener and RO drinking system, and a tankless hot water system. On the roof you will find an array of 9 solar panels installed in 2024 to help bring down your electricity costs which are currently only \$25 per month! Both the front porch and rear deck have been upgraded to Composite decking and there are poured concrete steps along the side of the house to the concrete patio at the walkout basement. The windows in the Living room have been replaced with Triple paned units. There is a power hook up for a hot tub at the walkout level. There is a programmable in ground sprinkler system and the garage is complete with a side door, window and a heater! The list goes on and on! Book a showing today to fully appreciate the beauty and location of this home and yard.