



**112 Meadow Ponds Drive  
Rural Clearwater County, Alberta**

**MLS # A2293261**



**\$699,900**

<b>Division:</b>	Diamond Willow Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.94 Acre		
<b>Lot Feat:</b>	Dog Run Fenced In, Fruit Trees/Shrub(s), Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	Private
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Greenhouse, Shed

Welcome to the perfect blend of country serenity and urban convenience in the quaint community of Diamond Willow Estates. Located just minutes from Rocky Mountain House, this beautiful three-bedroom, two-bathroom home offers a lifestyle of comfort and style. The heart of the home features an expansive open floor plan where every corner of the great room captures your attention, from the statement gas fireplace to the oversized kitchen island. Large windows throughout the modern kitchen and living area flood the space with natural light, creating a warm and inviting atmosphere for daily living. Entertaining is effortless with seamless access from the living room to a large deck and a fully fenced yard, providing an ideal setting for family gatherings. The main floor is thoughtfully designed with two spacious secondary bedrooms, a convenient laundry room, and a five-piece bathroom featuring a large vanity. Tucked away as a private sanctuary, the master suite is a true dream, boasting a walk-in closet and an ensuite with a double vanity and a sleek glass-door shower. You can even enjoy your morning coffee on the deck directly from your bedroom while taking in the peaceful views of the meadow located right behind the property. Additional highlights include a two-car garage, a dedicated dog run, and a storage shed to keep your outdoor tools organized. Gardening enthusiasts will fall in love with the showstopping greenhouse that sits on the property. With a partially finished basement that is already plumbed for an additional bathroom, there is plenty of room to grow and customize this home to your needs. This property is a rare find that combines modern interior finishes with the tranquility of a meadow-side retreat.