



**612 Country Meadows Close NW
Diamond Valley, Alberta**

MLS # A2301804



\$525,000

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|------------------|--|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,085 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Off Street, RV Access/Parking | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Level, Low M | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | NA | | |

**** OPEN HOUSE SUNDAY April 19th - 12-2pm **** Located in the picturesque community of Diamond Valley (Turner Valley), this home offers the perfect balance of small-town charm, everyday convenience, and a lifestyle rooted in connection. Set on a lot with desirable west backyard exposure, you'll enjoy natural light from midday through the evening, creating the perfect setting for long summer nights outdoors. The large tiered deck is made for entertaining, while the expansive yard offers plenty of space for kids, pets, and gardening. The front yard welcomes the morning sun, while the backyard becomes a warm, sun-filled retreat into the evening. Back alley access provides ample parking, including RV space, with room to build an oversized garage while still maintaining a generous yard. Inside, the main floor offers thoughtfully designed living space with 9-foot knockdown ceilings, creating an open, bright, and comfortable feel. The layout is both practical and inviting, ideal for everyday living and gathering with friends and family. Modern finishes enhance the space, highlighted by a stylish white kitchen complete with a gas range, corner pantry, and centre island, all flowing seamlessly into the main living and dining areas. The lower level is unfinished and ready for your vision, featuring four large windows and a bathroom rough-in, offering excellent potential for future development. Tucked into a quiet street with respectful, friendly neighbours, this home reflects the strong sense of community that makes this area so special. Families will appreciate being just minutes from Turner Valley School, multiple playgrounds, and walking paths, making daily routines simple and connected. Situated along the edge of town, it offers a quieter setting while still keeping everything close at hand. Living here means embracing a lifestyle. Located at the gateway to

Kananaskis Country and along the iconic Cowboy Trail, you're minutes from hiking, biking, fly fishing and endless outdoor recreation. The community offers an impressive range of amenities, including an outdoor pool, library, off-leash dog park, shops, restaurants, brewery, distillery and access to local medical care through Oilfields General Hospital, many of which are within walking distance. Commuters will value the accessibility, with approx 20 mins to Okotoks, 35 mins to South Health Campus and Seton and 50 mins to downtown Calgary. Evenings here are something special. Whether it's relaxing on the deck, hosting friends, or enjoying quiet family time, the backyard truly becomes an extension of the home. On clear nights, you may even catch the beauty of the dark sky and northern lights, a rare and memorable experience. This is more than just a home. It's where families grow, neighbours connect, and everyday moments become lasting memories. Come for a look, stay for life.