



**GRASSROOTS**  
REALTY GROUP

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**317 Valley View Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2004316**



**\$159,600**

**Division:** Diamond Willow Estates

**Lot Size:** 0.96 Acre

**Lot Feat:** -

**By Town:** Rocky Mountain House

**LLD:** 33-38-7-W5

**Zoning:** residential

**Water:** Other

**Sewer:** Other

**Utilities:** -

Discover the perfect blend of tranquility and convenience in our stunning subdivision of executive one acre parcels, Diamond Willow Estates, located just outside of the growing community of Rocky Mountain House. This exclusive development offers a unique opportunity to own a piece of paradise, ideal for those seeking space and serenity. Situated minutes away from Rocky, residents will appreciate the proximity to local amenities including shopping, dining, schools, and healthcare facilities with pavement to your driveway. The location combines rural charm with urban accessibility, making it an ideal choice for families and individuals alike. Lot 22, 317 Valley View Drive is thoughtfully designed to provide flexibility for various home designs and outdoor activities on 0.96 acres of open space. Each lot is equipped with gas, power, and water to the lot line, making it easy to connect utilities as you build your new home. For the communal septic system, a 2 stage Tank Effluent Pump system is required, please see attached documents. Residents can enjoy a beautifully landscaped communal recreation conservation area featuring a serene pond, perfect for relaxation or recreational activities. A homeowner's association is in place to maintain all common areas. Come explore the peace, comfort, and convenience of West Country living. Diamond Willows Estates, where country living meets urban convenience in the foothills of the Rocky Mountains!