



GRASSROOTS
REALTY GROUP

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**408 Valley view Close
Rural Clearwater County, Alberta**

MLS # A2004547



\$159,600

Division: Diamond Willow Estates

Lot Size: 1.40 Acres

Lot Feat: -

By Town: Rocky Mountain House

LLD: 33-38-7-W5

Zoning: residential

Water: Other, See Remarks

Sewer: Other

Utilities: Electricity at Lot Line, Water At Lot Line, Fiber Optics at Lot Line, Natural Gas at Lot Line

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 33, 408 Valley View Drive is thoughtfully designed to provide flexibility for various home designs and outdoor activities on 1.4 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!