

# \$624,900 - 307 Willow Ridge Manor, Diamond Valley

MLS® #A2237477

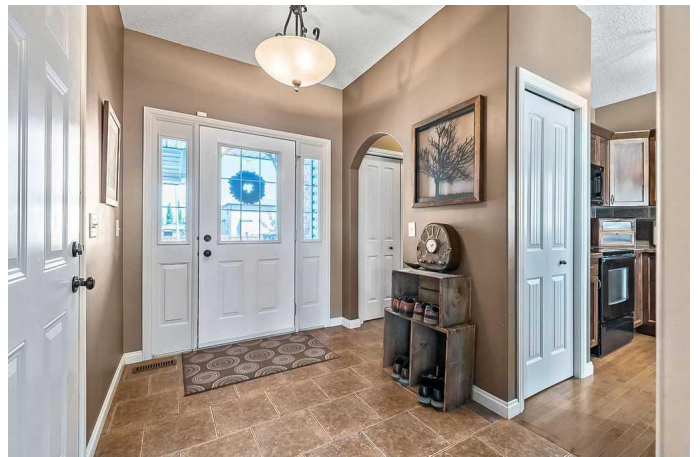
**\$624,900**

3 Bedroom, 4.00 Bathroom, 1,434 sqft

Residential on 0.13 Acres

NONE, Diamond Valley, Alberta

**\*\*OPEN HOUSE JULY 12- 11:00-2:00\*\*** This charming 3-bedroom family home is perfectly situated in the desirable area of Willow Ridge. A charming front porch welcomes you into the home where youâ€™ll find a coat closet and 1/2 bath tucked off to the side. Inside, beautiful hardwood floors, rich maple cabinets and a wall of sunny south facing windows come together to create a warm and welcoming space. The kitchen is outfitted with a pantry, coffee centre and black appliances and is open to the dining area, which flows into the living roomâ€™both offering picturesque views of the expansive yard. Upstairs, youâ€™ll find a thoughtfully designed layout featuring three generously sized bedrooms and two full bathrooms, offering both comfort and functionality for a growing family. The primary suite is a peaceful retreat, complete with its own private ensuite, while the additional bedrooms share a well-appointed main bath. Adding to the everyday ease of living is the upstairs laundryâ€™conveniently located to eliminate trips up and down the stairs. The fully finished basement comes with all the necessary permits, providing peace of mind. A spacious family/recreation room offers a cozy gathering space for movie nights or playtime, and with a Murphy bed, it easily transforms into a guest room for visiting friends and family. Completing this level is a stylish 3-piece bath with a walk-in shower. Step out onto the back deck and enjoy serene views of the countryside creating a perfect backdrop for



family barbecues or quiet evenings under the stars. When the sun shines a little too brightly, the remote-controlled awning provides shade for your comfort. The expansive, fully fenced yard offers a safe haven for children and pets to play freely, with plenty of room to cultivate planting beds for those with a green thumb. The oversized garage provides ample space for your vehicles and includes a 10' x 7' extension, perfect for extra storage or recreational toys. This well-maintained home has seen some recent upgrades you'll appreciate, including LVP flooring upstairs and new carpeting on the stairs in 2021, new shingles in 2021 and a new water heater in 2022. Located close to the hospital, walking paths, schools, and golf course this property offers a great location for families or anyone looking for the perfect blend of town convenience and scenic surroundings. Call today to schedule your private showing and discover all the warmth and charm this home has to offer!

Built in 2008

**Essential Information**

MLS® #	A2237477
Price	\$624,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,434
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	307 Willow Ridge Manor
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 0H0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Oversized
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Ceiling Fan(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Dog Run Fenced In, Lawn, No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	9
Zoning	R1

### Listing Details

Listing Office	Century 21 Foothills Real Estate
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