

\$589,000 - 130 Willow Ridge Crescent, Diamond Valley

MLS® #A2246635

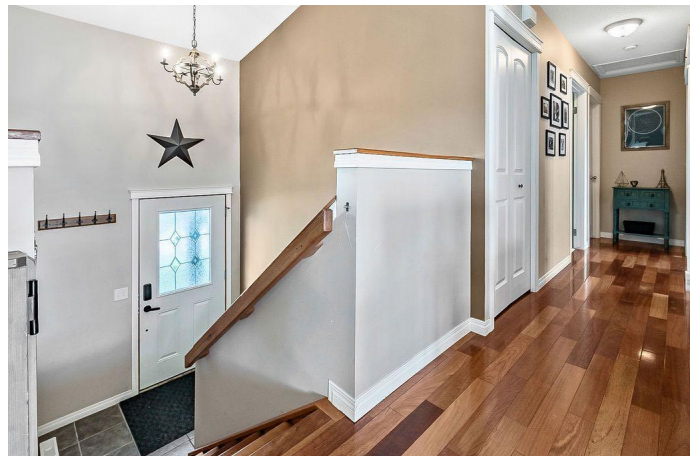
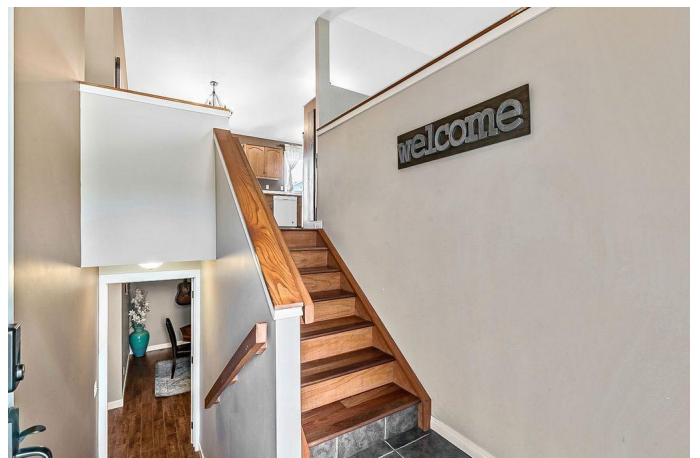
\$589,000

4 Bedroom, 3.00 Bathroom, 1,196 sqft

Residential on 0.13 Acres

NONE, Diamond Valley, Alberta

Welcome to the friendly community of Willow Ridge! This charming bi-level home is ready to welcome its new family. As you step inside, you'll be greeted by soaring vaulted ceilings and rich Brazilian cherry hardwood flooring that create an inviting atmosphere. The living room is centered around a gorgeous gas fireplace and features a large bay window that fills the space with natural light. The kitchen, complete with a corner pantry and a cozy dining area, boasts UPDATED APPLIANCES—dishwasher from 2020 and all other appliances updated in 2022 and 2023. Garden doors lead you to a spacious deck that offers easy access to your fully fenced yard, perfect for outdoor gatherings. Don't miss the oversized rear entry coat closet, which provides ample storage for all your belongings. Back inside, the generous primary suite is tastefully decorated with a modern feature wall and includes its own private 4-piece ensuite. Two additional charming bedrooms and a full 4-piece bathroom complete the main level. The fully finished lower level expands your living space with a fourth bedroom, a rec room, a large family room, a convenient 2-piece bath, and a laundry area. Plus, the IN-FLOOR HEATING IS ROUGHED IN, presenting future potential for added comfort. Outside, the OVERSIZED 24'™x26'™ garage with an 8-foot door is perfect for vehicles, tools, and recreational gear. Despite the size of the garage, the property still offers a substantial yard, fully fenced for kids and pets to enjoy. A



sand pad remains from a previous large outdoor pool, offering a fantastic opportunity for the new owner to install another above-ground pool, create a patio area, or convert it back to raised garden beds as shown in the photos. You'll also have peace of mind knowing that the SHINGLES WERE REPLACED IN 2024 and a NEW HOT WATER TANK was installed in 2022. Enjoy the convenience of living in Diamond Valley, where schools, shopping, the arena, and the hospital are all just a short walk away. Best of all, within 10 minutes, you can be exploring the breathtaking trails and fishing spots of Kananaskis, and Calgary is an easy 30-minute commute.

Built in 2005

Essential Information

MLS® #	A2246635
Price	\$589,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,196
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	130 Willow Ridge Crescent
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta

Postal Code T0L 0H0

Amenities

Parking Spaces 2
Parking Double Garage Detached, Oversized
of Garages 2

Interior

Interior Features Pantry, Storage, Vaulted Ceiling(s)
Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Range
Heating Forced Air, Natural Gas
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Gas
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features None
Lot Description Back Lane, Back Yard, Rectangular Lot
Roof Asphalt
Construction Stone, Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 12th, 2025
Days on Market 3
Zoning R-1

Listing Details

Listing Office Century 21 Foothills Real Estate

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.