



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2264698**



**\$170,100**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| <b>Division:</b>  | Diamond Willow Estates                                                     |
| <b>Lot Size:</b>  | 0.96 Acre                                                                  |
| <b>Lot Feat:</b>  | -                                                                          |
| <b>By Town:</b>   | Rocky Mountain House                                                       |
| <b>LLD:</b>       | 33-38-7-W5                                                                 |
| <b>Zoning:</b>    | RE                                                                         |
| <b>Water:</b>     | Shared Well                                                                |
| <b>Sewer:</b>     | Shared Septic                                                              |
| <b>Utilities:</b> | Electricity at Lot Line, Water At Lot Line, Natural Gas at Lot Line, Sewer |

Discover Diamond Willow Estates, where you can enjoy spacious country living with every modern comfort just minutes from Rocky Mountain House. Each lot features paved roads right to your driveway, making access effortless year-round. Here, you're truly in nature's backyard, surrounded by trees, open skies, and the community's serene pond. Lot #24 - 309 Valley View Drive offers 1.11 acres of treed privacy and endless possibilities. Build your dream home, design a garage or shop, or create space to store your RV, boat, and other toys. With multiple builders and flexible lot options, this is a rare opportunity to craft a home that fits your lifestyle and budget. Utilities including gas, power, and water are available at the lot line, and a 2-stage Tank Effluent Pump (TEP) system manages the communal septic needs (see attached documents). Residents enjoy a landscaped communal area with pond access, perfect for walks, recreation, or relaxing in nature. With affordable luxury, versatile lot options, and plenty of space to bring your vision to life, Diamond Willow Estates is the perfect place to build your ideal West Country home.