



312 VALLEY VIEW Drive
Rural Clearwater County, Alberta

MLS # A2305745



\$795,900

Division:	Diamond Willow Estates		
Type:	Residential/House		
Style:	Acreage with Residence, Modified Bi-Level		
Size:	1,843 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	1.00 Acre		
Lot Feat:	Gentle Sloping		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, See Remarks	Water:	Shared Well
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	Shared Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-38-7-W5
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RE
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	None		

Welcome to Diamond Willow Estates, where luxury meets acreage living just minutes from Rocky Mountain House. This thoughtfully designed 1,843 sq ft bi-level with HUGE oversized garage offers the perfect blend of modern style, family functionality, and room to grow. Pavement right to the front door (including driveway) and your water and septic is taken care of. The heart of the home features a vaulted great room with soaring ceilings and large 3 pane LUX windows, creating a bright, open space ideal for everyday living and entertaining. The kitchen is designed to impress with custom cabinetry, quartz countertops, a central island, and large pantry, flowing seamlessly into the dining area with direct access to the rear deck—perfect for indoor-outdoor living. The main floor primary suite offers privacy and comfort, complete with a walk-in closet and full ensuite, while additional bedrooms on the upper level provide ideal separation for family or guests. Designed with busy families in mind, the home includes a functional entry/mudroom, spacious living areas, and durable high-end finishes throughout. The undeveloped basement offers incredible potential, with space for additional bedrooms, a large family room, and future development—giving you the flexibility to grow with your needs. Enjoy the outdoors with a covered front deck, rear deck, and a beautifully finished exterior, all set within the peaceful surroundings of Diamond Willow Estates. Additional highlights include a finished garage, 200 amp service, high-efficiency mechanical systems, and appliance allowance. A home that delivers space, style, and the freedom to grow—acreage living at its best. Photos are of same model - this home is under construction with a September completion date. This home is covered with New Home Warranty. Come check this beautiful home out.