



**312 VALLEY VIEW Drive**  
**Rural Clearwater County, Alberta**

**MLS # A2305745**



**\$795,900**

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

<b>Heating:</b>	High Efficiency, In Floor Roughed-In, Forced Air, See Remarks	<b>Water:</b>	Shared Well
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	Shared Septic
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	33-38-7-W5
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RE
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	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&mdash;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&mdash;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&mdash;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.

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