



**347 Willow Ridge Manor SW
Diamond Valley, Alberta**

MLS # A2317205



\$755,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,488 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Alley Access, Double Garage Attached, Double Garage Detached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Lawn		

Heating:	Combination, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows		

Inclusions: Refrigerator in Basement Wet Bar, Blinds, Central Vac and Attachments-Beater Bar "AS IS", Roller Shade on Back Deck, Planter on Back Deck, Water Tote, Built in Shelving In Both Garages

****OPEN HOUSE JUNE 14th 12:00-2:00**** Welcome to this stunning walk-out bi-level offering a rare combination of beautiful living space, extra parking, and exceptional garage/shop potential. Perfect for those needing room for vehicles, hobbies, or storage, this unique property features TWO DOUBLE GARAGES: an oversized, heated attached garage (21'6" x 23') complete with a 50 amp-LEVEL 2-ELECTRIC VEHICLE CHARGER, plus a detached double garage (14'6" x 24') with alley access and roughed-in, in-floor heat. Step inside to a spacious vaulted foyer offering plenty of room for family and guests to come in, sit down, and settle without feeling crowded. The main floor showcases 10' ceilings, gorgeous hardwood flooring and an inviting open-concept layout. The bright living room features a corner gas fireplace and built-in cabinetry, creating a warm and welcoming space to relax and enjoy those MOUNTAIN VIEWS. A large dining area is ideal for hosting family dinners or entertaining friends, while the beautiful kitchen offers granite countertops, a gas stove, corner pantry, island with breakfast bar and a convenient coffee centre. From here, enjoy direct access to the sunny west-facing deck—perfect for evening BBQs and taking in the afternoon sun. The main level includes two bedrooms, including a spacious primary bedroom with a walk-in closet and a 4-piece ensuite featuring a corner soaker tub. Downstairs, the WALK UP lower level is the ultimate entertaining space, complete with a WET BAR including a full-size fridge and sink, a second gas fireplace, additional built-ins, and cozy IN-FLOOR HEATING for year-round comfort. A third bedroom is located downstairs, while the laundry/hobby room offers flexibility and could be converted into a fourth bedroom if desired. This inviting space with private entrance and independent heating could

offer opportunities for multi-generational living. A natural gas BBQ hookup just outside the walk-up entrance adds further convenience for enjoying outdoor living. The fenced backyard is a lovely outdoor retreat with perennials, shrubs and space for kids or pets to play. Additional features include air conditioning and a combi on-demand heating system installed in 2025. Located within walking distance to schools and close to walking paths and parks. Enjoy an easy commute to Calgary, or take advantage of quick access to Kananaskis Country for hiking, fishing, and outdoor adventure. This is a rare opportunity to own a well appointed home with incredible garage space.