



**141 Ridgestone Lane  
Diamond Valley, Alberta**

**MLS # A2320805**



**\$539,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Front Yard, Greenbelt, Landscaped, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2X
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage

**Inclusions:** ALL DETACHED AND ATTACHED SHELIVING

This is the kind of bungalow people hope to find when they are ready for a simpler way of living, but still want space, comfort, and a home that feels genuinely inviting. Set on a quiet street in a friendly 45+ adult community, this 2-bedroom plus den bungalow offers the main-floor living so many buyers are searching for. The layout is practical, comfortable, and easy to enjoy, with main-floor laundry, a 2-piece powder room, a front den or flex room, and a generous primary bedroom with dual closets and a 3-piece ensuite. The main living area has a warm, open feel with ‘ ceilings, crown moulding, and large windows that bring in beautiful natural light. The kitchen is well designed for anyone who still loves to cook, bake, host, or simply enjoy a proper kitchen. You will appreciate the quartz countertops, raised eating bar, accent lighting, plenty of cabinetry, and pull-out pantry shelving. Just off the dining area, the wraparound west-facing deck gives you another space to enjoy the home. Morning coffee, evening sun, summer dinners, and BBQ season are all made easy with the gas BBQ hookup already in place. Need more room? Fully finished basement adds the kind of space that makes downsizing feel less like a compromise. High ceilings and large windows keep it comfortable, while the spacious family room, corner gas fireplace, additional large bedroom, full bathroom, and excellent storage give you room for guests, hobbies, and everything you are not quite ready to part with. Located close to the hospital, golf course, shopping, daily amenities, and just a short drive to Kananaskis when you are craving mountain air, this home offers comfort, convenience, and the lifestyle so many people are looking for. Come see it for yourself &mdash; and buy me now.