



GRASSROOTS
REALTY GROUP

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260 Willow Ridge Manor SW
Diamond Valley, Alberta

MLS # A2328246



\$685,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,471 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Vaulted Ceiling(s)		

Inclusions: Hot Tub, Murphy Bed, Basement wall unit, Basement TV, Outdoor Gazebos

Welcome to 260 Willow Ridge Manor where you will find a fully finished 4 bedroom home on a corner lot with an amazing view and yard. As you enter the home there is a large foyer with high ceilings and window to welcome friends and family. Just a few steps up is the main floor which has vaulted ceilings and a very functional floor plan featuring a beautiful kitchen complete with an island and raised eating bar. The dining room and Living room complete the open concept and have large windows that make this space feel bright and airy. The gas fireplace in the living room adds ambiance and the multiple decks and gazebos add even more space for entertaining and enjoying the outdoors! The Primary bedroom is an oasis in this home, it is located above the garage and has a beautiful mountain view and a full wall of windows. You will also find a generous walk in closet and large ensuite bathroom. In the basement you will find another bathroom and large bedroom and rec room with ample space for watching all your favourite movies with a built in surround sound system and an extra space that includes a murphy bed. There is lots of storage in the basement as well. Outside you will find a beautiful yard that is private and fully landscaped, there is a 2 tiered deck with both levels having covered gazebos and there is also a concrete patio with a 2 person hot tub! Recent upgrades and updates include - A 2 stage HE furnace 2023, Central Air Conditioning 2024, new shingles in 2024, Fridge 2024, Dishwasher 2025, Kitchen counters redone 2024. Newer paint, garage door and front entry door. Hunter Douglas window coverings. The gate was replaced in 2025 for great access to the yard. There are also permanent LED outdoor lights installed in 2021. All of these updates and upgrades add great value to this home and it is a home you can move into and enjoy right away. This home is

also close to walking paths, schools, recreation facilities, and the hospital. The town of Diamond Valley is 15 minutes from Okotoks and 30 minutes from Calgary, and if you are heading west you can be in Kananaskis Country within 20 minutes with excellent hiking, cross country skiing, and camping making it an ideal location to live in. The Golf course is a 5 minute walk or drive and other amenities include a 24 hour hospital, indoor and outdoor skating rinks, library, curling rink, disc golf course, baseball diamonds and much more. The corner lot allows for ample parking as well and no sidewalks to shovel. There is a lane behind the back yard and an extra fridge included in the attached garage.