



GRASSROOTS
REALTY GROUP

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299 Willow Ridge Manor SW
Diamond Valley, Alberta

MLS # A2331852



\$629,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,406 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Greenbelt, Landscaped, Level, Private, Recta		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Sprinkler System, Leaf Gutter System		

You know those homes that rarely come up—the ones where every gathering happened around the kitchen, wine was enjoyed on the deck, and every season left behind another good memory. This is that home. From the moment you walk through the door, you can see the difference. The natural light, pristine hardwood flooring and incredible view immediately set the tone. Backing onto the golf course road in coveted Willowridge, this is one of those streets people wait for—and once you see the canola fields and mountains stretching out in the distance, you will understand why. The kitchen has been kept in remarkable condition, with stainless steel appliances and a stove that is only one year old. A three-sided fireplace connects the kitchen, dining area and generous living room, creating a warm central space that has clearly been the heart of this home for many years. The primary bedroom easily accommodates a substantial bedroom suite and includes a five-piece ensuite with a soaker tub, separate shower and a generous walk-in closet. The second bedroom is also a comfortable size and works beautifully as a guest room, office or flexible space. And finally—a true double attached garage with room to actually park two vehicles. The unfinished basement is exceptionally clean and offers an incredible amount of storage, along with the freedom to finish it exactly the way you want. Then there is the yard. A covered deck, gas BBQ hookup, sprinkler system with peaceful surroundings and views that never get old. This is more than an immaculate property. It is a home that has been deeply appreciated, carefully looked after and filled with years of good memories. Homes like this are difficult to replace. Do not wait too long.

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