



**GRASSROOTS**  
REALTY GROUP

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405, 101 Willowridge Drive  
Diamond Valley, Alberta

MLS # A2337401



**\$479,900**

|           |                                                                                  |        |                   |
|-----------|----------------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)                                               |        |                   |
| Style:    | Apartment-Single Level Unit                                                      |        |                   |
| Size:     | 998 sq.ft.                                                                       | Age:   | 2028 (-2 yrs old) |
| Beds:     | 2                                                                                | Baths: | 2                 |
| Garage:   | Additional Parking, Assigned, Enclosed, Guest, Parkade, Private Electric Vehicle |        |                   |
| Lot Size: | -                                                                                |        |                   |
| Lot Feat: | -                                                                                |        |                   |

|             |                                                                |            |              |
|-------------|----------------------------------------------------------------|------------|--------------|
| Heating:    | Boiler                                                         | Water:     | Public       |
| Floors:     | Carpet, Vinyl Plank                                            | Sewer:     | Public Sewer |
| Roof:       | Asphalt Shingle                                                | Condo Fee: | \$ 312       |
| Basement:   | -                                                              | LLD:       | -            |
| Exterior:   | Concrete, Metal Frame, Metal Siding , Vinyl Siding, Wood Frame | Zoning:    | r-3, c-3     |
| Foundation: | -                                                              | Utilities: | -            |
| Features:   | Elevator, Quartz Counters, Storage, Vinyl Windows              |            |              |

Inclusions: AC

This top floor 998 sq ft 2 bedroom, 2 bathroom apartment is WEST facing for amazing uninterrupted mountain views! All apartments come with 9ft ceilings, quartz countertops, and all the modern finishes you would expect out of a premium build. 8" Concrete core floors keep the building quiet and the steel framing and structure make this a building made to last. Plywood sheeting is used for longevity (not like most other apartments / homes that use chip board). All units other than 201 and 301 come with an indoor heated parking stall. There is EV charging is on site. Extra Parking stalls are available to purchase outside. Pet's are welcome with dogs needing to be of small or medium breed. There is even a dog wash in the parkade! Completion is scheduled for spring 2028. Pre-construction purchases allow for tweaks to the floor plans and finishes. Diamond Willow Ridge condo's are adult oriented with the typical buyer being 45+. SpanWest is a multi generational builder that has been around western Canada for 30+ years. This is what they build and they are proud of it and stand behind their product! The building has 24 units in total, 12 of which are corner suites. The new Diamond Valley Marketplace which is currently under construction right next door, and a short walk away, well have a Sobeys/IGA grocery store, a Shoppers Drug Mart, a Dollar store, a McDonalds, A liquor and cannibas store, plus a number of other shops. Located in the south edge of town across the street from the hospital. This is a very premium location!