



GRASSROOTS
REALTY GROUP

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**132 Willow Ridge Manor
Diamond Valley, Alberta**

MLS # A2342155



\$540,000

Division:	NONE		
Type:	Residential/House		
Style:	3 Level Split		
Size:	1,197 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Rec		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-C
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Quartz Counters, Storage		

Inclusions: Garage remotes (x2), Rain barrels, Dog house, Deep freezer (downstairs)

~OPEN HOUSE SAT SEPT 19, 1PM - 3PM~. What a charming home! From the endearing curb appeal with mature trees to the warm, welcoming entrance, you will immediately notice the many windows that fill this contemporary and comfortable space with natural light. The home has been thoughtfully updated with new carpet on the upper floor, freshly painted walls, and a recently added stove and dishwasher. The living room is cozy and inviting, with a door leading out to the incredible paved stone patio. From the side entrance, the convenient mudroom offers great storage and a dedicated space to keep everyday life organized. You'll also appreciate the main-floor laundry, making those household chores a little easier and more accessible. If you appreciate a home with a little separation between the kitchen and living spaces, you'll love this layout. The bright white cabinetry, sparkling quartz countertops, and oversized window shelf~perfect for displaying your favourite plants~make this a joyful space to prepare meals or enjoy that first cup of coffee in the morning. Upstairs, you'll find three great-sized bedrooms, all with generous windows. The primary suite features a closet with exceptional built-in organization, along with its own private ensuite complete with a walk-in shower. The lower level offers a spacious rec room, a fourth bedroom with an attached bathroom, and one very fun crawlspace! It's the kind of space where children and grandchildren can let their imaginations run wild, building forts and creating memories just as many have before them. The outdoor space truly must be seen to be appreciated. Shady gardens, paved stone pathways, a beautiful stone patio with raised garden boxes, and a generous lawn provide plenty of space to relax, garden, entertain, or let your furry friend enjoy the outdoors. The

yard is fully fenced with two gates. And we may have saved the best for last… how about a ****24' x 24' garage****? Wired and ready for your workbench, projects, and even a full-sized truck. New shingles have just been installed on the garage. The furnace is just three years old, and the ducts were cleaned in 2024. There’s truly nothing left to do but move in, decorate for fall, and enjoy the small-town friendliness that Black Diamond has to offer. With a full-service hospital just minutes away, a medical clinic with wonderful doctors, boutiques, restaurants, coffee shops, and so many other amenities close by, this is a community that you will be grateful to be a part of.