

## 104 Willow Ridge Manor SW Diamond Valley, Alberta

**MLS # A2245186**



# \$649,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,236 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Gazebo, fireplace in the basement, TV in the kitchen

This bright and cozy 5-bedroom bungalow is bursting with character and ready for memory-making. Step inside and you'll find a stunning open layout with elegant, vinyl plank flooring and a charming gas fireplace to keep you toasty on chilly nights. The beautifully renovated kitchen is a foodie's dream, with a center island and easy access to a large back deck—your personal command center for summer BBQs and perfect for entertaining. But the real party is out back! Your fully fenced backyard is a private oasis, featuring a sprawling screened-in covered deck perfect for unwinding under the stars. The property offers RV parking and extra lane access, providing plenty of room for all your vehicles and toys. The fully finished basement is a huge bonus, ready to be enjoyed as a family room, a home gym, or a movie night haven. Plus, the location can't be beat. You're just a short stroll from K-12 schools, a hockey rink, and a curling rink. The community itself is packed with amenities, and you're only a stone's throw from the majestic Kananaskis Country for all your hiking, biking, and skiing adventures. With a newer furnace (2020), this home is a stress-free ticket to the good life. Don't let this great deal slip away—it's time to start living!