

311 Windsor Avenue  
Diamond Valley, Alberta

MLS # A2237883

**\$495,000**



|           |   |        |                   |
|-----------|---|--------|-------------------|
| Division: | NONE  |        |                   |
| Type:     | Residential/House   |        |                   |
| Style:    | Bi-Level  |        |                   |
| Size:     | 1,248 sq.ft.  | Age:   | 1978 (47 yrs old) |
| Beds:     | 4   | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Detached  |        |                   |
| Lot Size: | 0.15 Acre   |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped |        |                   |

|             |  |            |    |
|-------------|--|------------|----|
| Heating:    | Forced Air, Natural Gas                        | Water:     | -  |
| Floors:     | Ceramic Tile, Laminate                         | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                | Condo Fee: | -  |
| Basement:   | Finished, Full                                 | LLD:       | -  |
| Exterior:   | Wood Siding                                    | Zoning:    | R1 |
| Foundation: | Poured Concrete                                | Utilities: | -  |
| Features:   | No Animal Home, No Smoking Home, Vinyl Windows |            |    |

**Inclusions:** Window Coverings, awning off dining room doors

Welcome to this beautifully maintained detached family home located in the heart of Diamond Valley—just steps from shopping, restaurants, schools, the local pool, parks, and friendly pubs. With Kananaskis Country only 10 minutes away, nature and adventure are right around the corner. This spacious home offers a main level that boasts a large very bright living room, 3 bedrooms, 1.5 baths, a very nice kitchen area with plenty of counterspace, and a cozy dining area with French doors that open onto a large deck—perfect for morning coffee or evening gatherings—complete with an awning for added shade. Downstairs, you'll find a fully developed basement with a 4th bedroom (& potentially a 5th bedroom) a full bath, large family room, an office/den space and a warm, inviting family room centered around a classic wood-burning pot belly-style fireplace—ideal for those chilly winter nights. The stunning backyard is a private oasis with wooden walking paths, beautiful plants, flowers, and mature trees, 220V power is ready to go if a hot tub is in your future, as well as a 110V plug for a water feature or lighting, all within a fully fenced, private yard. A large 22'x24' detached double garage provides great space for parking and storage. More recent updates include roof, furnace & hot water tank, offering peace of mind for years to come. The main level has also been freshly painted (June 2025) to give a bright and refreshed feel throughout. This is the perfect blend of small-town charm, comfort, and mountain-close living. Come take a look—this one won't last long!