

**509 Country Meadows Street  
Diamond Valley, Alberta**

**MLS # A2279834**

# \$545,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,150 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** n/a

A true gem in the heart of Diamond Valley. Set in one of Alberta's most respected small towns, this thoughtfully maintained four-bedroom home offers flexibility for family living, retirement, or a solid long-term investment. The main floor is well designed with over 1,100 sq. ft. that feels open, practical, and easy to live in. West exposure brings natural light throughout the day, while the backyard opens to green space, creating privacy and a sense of calm. A large garage/shop adds meaningful utility—ideal for hobbies, storage, or future projects. The primary bedroom and an additional west-facing bedroom are located on the main level, offering excellent options for a home office or guest room. Two generously sized bedrooms on the lower level provide separation and space, supported by great storage throughout the home. Pride of ownership is evident, with a level of maintenance that allows you to enjoy life rather than plan for repairs. The primary suite features a spacious walk-in closet and a well-appointed ensuite—designed for comfortable, unhurried mornings. Every square foot of this home is used with intention, creating a layout that feels both efficient and welcoming. Outdoor enthusiasts will appreciate how close you are to the backcountry, with everyday drives framed by ranch-land and open views. Blue Rock Campground and Sandy McNabb are just minutes away, offering year-round recreation. Turner Valley School is two minutes from your door, and The Chuckwagon Cafe—three minutes away—has your weekend breakfasts covered. Conveniently located approximately 35 minutes to South Health Campus, 50 minutes to downtown Calgary, and 22 minutes to Okotoks Costco, this home strikes a rare balance between small-town living and accessible city amenities. A well-kept home in a community where people

stay&mdash;not just pass through.