

\$739,900 - 673 Anderson Close Nw, Diamond Valley

MLS® #A2204322

\$739,900

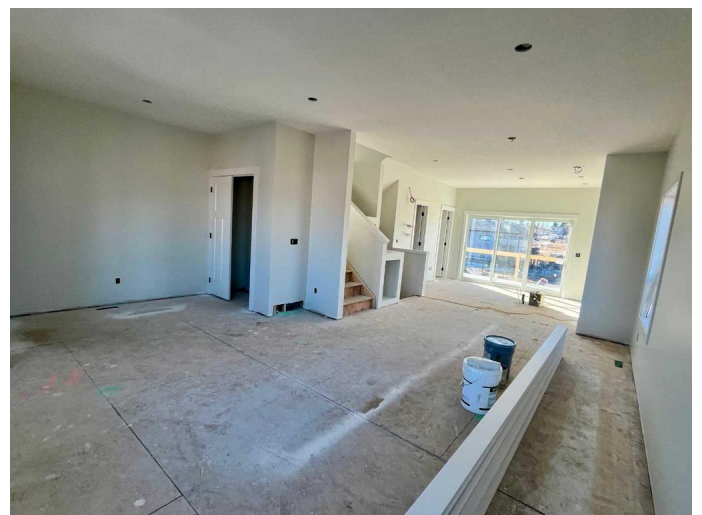
3 Bedroom, 3.00 Bathroom, 1,766 sqft
Residential on 0.15 Acres

NONE, Diamond Valley, Alberta

Beautiful 2 story home with a walkout basement backing onto a walking path with a large sunny south rear yard and greenspace behind it. This bright and spacious home features a large entry that leads into the generous living room and continues with an open floor plan into a dining room and lovely south facing kitchen complete with an island, eating bar and large pantry. The rear deck off the kitchen is south facing with a gas outlet so you can bbq all year long! Upstairs you will find a massive bonus room over the garage with views to the North AND South of the foothills. This leads you to the second floor which features a lovely primary bedroom, large walk-in closet and 4 piece ensuite bathroom. On this floor you will also find the Laundry area and 2 more bright bedrooms looking out over the green space and awesome views. The walk out basement is bright and has all the framing complete for a 4th bedroom, bathroom and rec room. There is also a second laundry roughed in and an area for a wet bar. This home will have a white kitchen with quartz countertops throughout and upgraded flooring as well. With new homes you can enjoy a full builders warranty, brand new appliances, new Hot Water Tank, Furnace, HRV Ventilation system and so many more perks. The garage is large at 25 feet long so there is plenty of room to park a larger vehicle or use the extra length for all your outdoor gear! This home is located 15 minutes from Kananaskis Country which features beautiful campgrounds, hiking,



GROSS AREA 673 Anderson Close - Diamond Valley
MAIN LEVEL: 702 SqFt, SECOND FLOOR: 308.75 SqFt
UPPER LEVEL: 756 SqFt, BASEMENT: 672 SqFt
GARAGE: 525.75 SqFt
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



snow shoeing, cross country skiing, horseback riding trails and so much more! There is a K-6 school, library and outdoor seasonal pool all within walking distance. The possession date can be flexible.

Built in 2025

Essential Information

MLS® #	A2204322
Price	\$739,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,766
Acres	0.15
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	673 Anderson Close Nw
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters
-------------------	--

Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 21st, 2025
Days on Market	31
Zoning	R1

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.