

# \$574,900 - 317 John Street Sw, Diamond Valley

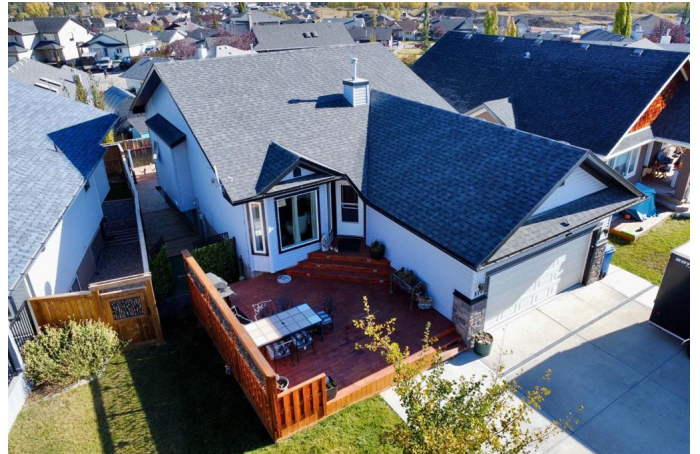
MLS® #A2263309

**\$574,900**

5 Bedroom, 3.00 Bathroom, 1,316 sqft  
Residential on 0.16 Acres

NONE, Diamond Valley, Alberta

This gorgeous, FULLY DEVELOPED WALKOUT BUNGALOW sits on an expansive raised lot in a quiet location, offering PEACEFUL VIEWS of rolling hills and a treed farmer's field. Built by the highly respected Woodmaster Homes, the property now features a newly completed walkout level developed by the builder, thoughtfully designed for comfort and versatility. The home welcomes you with a charming FRONT WOOD DECK, privately nestled and perfect for enjoying the tranquil natural setting across the street. Inside, you'll find a spacious OPEN-CONCEPT living room with soaring VAULTED CEILINGS and LARGE WINDOWS that flood the space with natural light. The kitchen is a true highlight! Complete with STAINLESS-STEEL APPLIANCES, professional EPOXY COUNTERTOPS and BACKSPLASH, ISLAND SEATING, a CORNER PANTRY, and abundant NATURAL LIGHT. Adjacent, the dining area opens to a full UPPER DECK, ideal for outdoor entertaining. This home offers five spacious bedrooms and three full bathrooms. The master suite includes a WALK-IN CLOSET, PRIVATE ENSUITE, and enough room for a king-sized bed and dressers. Step out from the master bedroom onto a PRIVATE BALCONY, covered by a gazebo - your own serene retreat. Two additional bedrooms on the main level share a well-appointed 4pc bathroom. A convenient MAIN FLOOR LAUNDRY area adds to the home's functionality. The NEWLY



FINISHED WALKOUT LEVEL is impressive, featuring two large bedrooms, each with WALK-IN CLOSETS, and a stylish 4pc bathroom with a DOUBLE VANITY. The family room is the heart of this level, showcasing a stunning WET BAR with a LIVE-EDGE WOOD COUNTERTOP, OPEN SHELIVING, SOFT-CLOSE CABINetry and a BAR FRIDGE - perfect for entertaining. Step out to the LOWER WOOD PATIO, built with 4x6 joists and screw piles, ready to support a hot tub (wiring already in place). Current owner pulled permits for a legal basement suite which would offer great flexibility. The furnace has dual temperature zones (main and lower level) for added comfort and efficiency. A newly constructed wood stairway along the side of the home provides easy access to the front yard. The property also includes a DOUBLE ATTACHED GARAGE and an EXTENDED DRIVEWAY, ideal for EXTRA PARKING. With LOW-MAINTENANCE LANDSCAPING, this home is perfect for both large families and empty nesters seeking move-in-ready convenience. Every detail has been completed - simply move in and enjoy the lifestyle!

Built in 2006

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2263309    |
| Price          | \$574,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,316       |
| Acres          | 0.16        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |

|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 317 John Street Sw |
| Subdivision | NONE               |
| City        | Diamond Valley     |
| County      | Foothills County   |
| Province    | Alberta            |
| Postal Code | T0L 2A0            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Bar Fridge, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings                                              |
| Heating           | Forced Air, Natural Gas                                                                                                                               |
| Cooling           | None                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                   |
| Basement          | Finished, Full, Walk-Out                                                                                                                              |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Views |
| Roof              | Asphalt                                                            |
| Construction      | Stone, Vinyl Siding                                                |
| Foundation        | Poured Concrete                                                    |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 9                  |
| Zoning         | R-1                |

### Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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