

# \$930,450 - 136 Meadow Ponds Drive, Rural Clearwater County

MLS® #A2157838

**\$930,450**

2 Bedroom, 2.00 Bathroom, 1,478 sqft  
Residential on 1.11 Acres

Diamond Willow Estates, Rural Clearwater  
County, Alberta

One of the best ways to start your move is when everything has been done and you step into the luxury of a newly built home. The Cascade was designed and built by award winning Colbray homes in the newly developed subdivision of Diamond Willow Estates where living in the country has been made easy, you will find the thoughtfully planned home has all the space you need to entertain your guest both indoors and out. Large primary bedroom with an ensuite dedicated to the full spa experience with a soaker tub, large walk in shower double sink vanity. Kitchen will please the chef of the home with extra quartz counter space, a butlers pantry, wall to ceiling cabinets for storage and windows that flank the stove area provided lots of natural lighting with a view to the south facing front yard. Kitchen installed with full tile back splash and custom range hood, upgraded appliances, and custom cabinets with soft close and under cabinet lighting. Walking through the vaulted front door entry and you are welcomed into the living room that adorns the floor to ceiling stone gas fireplace, triple pane windows frame the view of the forest setting of your private back yard. Second generous in size bedroom located on the main with a 4 pc bathroom directly across the hall. Not one but 3 outdoor areas to choose from when having your morning coffee,



dinning outside or entertaining your guest with an option from the front south facing veranda, the screen room that leads from the dinning area onto an open deck in your back yard all of which are constructed with maintenance free composite decking. Luxury vinyl plank throughout the main floor and 9 foot ceiling height , main floor laundry in the mud room. Upgraded siding, with a mixture of Chamcloud, lux metal, stone and siding, exterior smart lighting frames the home, paved driveway to your finished concrete side walks complete the exterior. Certified built green home using high end building materials and methods to achieve maximum energy efficiency, air quality, and durability.

Built in 2023

### **Essential Information**

MLS® #	A2157838
Price	\$930,450
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,478
Acres	1.11
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	136 Meadow Ponds Drive
Subdivision	Diamond Willow Estates
City	Rural Clearwater County
County	Clearwater County
Province	Alberta
Postal Code	T0M 0C0

## Amenities

Amenities	None
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Interior Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	August 16th, 2024
Days on Market	373
Zoning	Residential
HOA Fees	250
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Tamarack Trail Realty
----------------	------------------------------------

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.