FREE GUIDE · DIAMOND VALLEY, ALBERTA

Buying in Diamond Valley

Where the foothills meet the mountains - and where Turner Valley and Black Diamond became one town with two personalities. The local knowledge, the acreage crossover, and the buying checklist.

- One town, two historic communities - what amalgamation means for buyers
- The value story: foothills living at prices south Calgary cannot touch
- Town lot or acreage? The financing fork in the road
- The Diamond Valley checklist, wells and septic included

Shawn Selanders

MORTGAGE BROKER · MORTGAGE ARCHITECTS

403-703-6847 · Shawn@ShawnSelanders.ca · shawnselanders.ca · Serving Southern Alberta since 1999

Where the Foothills Meet the Rockies

> Diamond Valley is what happened when Turner Valley and Black Diamond - neighbours for a century - officially became one town. What did not change: the Sheep River valley setting, the arts-and-coffee main streets, and Kananaskis Country practically in the backyard.

The character is real, not brochure-written: galleries and studios, live music, local restaurants that draw weekend traffic from the city, and the Turner Valley gas plant standing as a Provincial Historic Resource from the days this valley powered Alberta. Commutes: about 30 minutes to Okotoks, 20 to High River via Highway 7, and roughly 50 to downtown Calgary along Highway 22 - that last number is the price of the view, and residents will tell you it is cheap.

The value story

Comparable homes here price meaningfully below Okotoks and dramatically below southwest Calgary - foothills scenery included. The stock runs from wartime-era character homes on mature streets to newer builds on the edges, with acreage properties ringing the town. Buyers priced out of the corridor keep discovering the same secret; the secret is holding, for now.

Town lot or acreage - the financing fork

In town, buying is standard: town services, standard down payments, every lender comfortable. Step outside town onto acreage and the rules change - **wells, septic, parcel size and outbuildings all shift the lending picture**, and lender choice starts mattering more than rate-shopping. The companion acreage guide covers that world in full; the point here is simply to know which world your listing lives in before you offer.

The Diamond Valley Checklist

BEFORE LOOKING

- ☑ Pre-approval first - and tell me if acreage is on the table; it changes the lender conversation from day one
- ☑ Check your credit free and score-safe: shawnselanders.ca/check-your-credit
- ☑ Test the Highway 22 commute at YOUR working hours - it decides more Diamond Valley purchases than anything else

HOUSE HUNTING - IN TOWN

- ☑ Character homes reward great inspections: mechanicals, foundations, insulation vintage
- ☑ Walk both historic main streets - Turner Valley and Black Diamond sides have distinct personalities; pick yours
- ☑ School and services check: local schools in town, with the bigger-centre run to Okotoks or High River for the rest

HOUSE HUNTING - ON ACREAGE

- ☑ Well test (flow AND potability) and certified septic inspection as offer conditions - every time
- ☑ Internet and cell coverage verified on site; road maintenance and fire-hall distance confirmed for insurance
- ☑ Zoning confirmed with the municipality for outbuildings, animals, home business

Here's the thing about Diamond Valley

People do not end up here by accident - they choose it, for the valley, the pace, and the fact that the mountains do the commute-home scenery for free. The buyers who thrive are the ones who **respected the rural details on paper** - water, septic, access - so the romance never got a plumbing bill it did not expect.

Buying in the valley?

Local files, acreage files, character-home files - fifteen minutes gets your real number.

Call or Text 403-703-6847

Go deeper: the acreage companion guide at shawnselanders.ca/free-mortgage-guides · every buyer question at shawnselanders.ca/mortgage-faq-alberta.