PITCHER REAL ESTATE

BUYER'S GUIDE

Diamond Valley Buyer's Guide

The Good, The Bad & The Ugly

Black Diamond and Turner Valley became one town in 2023. Here's the foothills lifestyle, the commute, and the long-term price history I can actually show you.

Carson Pitcher
REALTOR® · CIR Realty
@pitcheryyc · pitcherrealestate.ca

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Not financial, legal or tax advice. All figures are estimates based on the sources noted and can change. Drive times are typical ranges, not guarantees. Carson Pitcher, REALTOR®, CIR Realty.

THE LONG VIEW

Diamond Valley over the long term

Diamond Valley is a foothills town southwest of Okotoks on Highway 22. It was created on January 1, 2023, when the Towns of Black Diamond and Turner Valley amalgamated. The two main streets are still distinct. The market is small, so I am going to be careful with the numbers.

+147%
Detached median sale price, 2006 to 2025, $234,950 to $579,950 — not a CREB benchmark

~4.9%/yr
Approximate annualized rate over those 19 years

+1.6%
Combined population of the two former towns, 2016 Census to 2021 Census

Why this is a longer series, not a neat 10-year benchmark

CREB® does not publish a monthly benchmark for Diamond Valley in its regional stats package, and I could not find a consistent 2016-to-2026 detached benchmark for the combined town. What I can show is a longer median sale-price series for detached homes from CREB® Stats Centre, starting at $234,950 in 2006 and reaching $579,950 in 2025. After 2021 the medians step up more sharply: $445,250 in 2022, then $550,000, $549,750 and $579,950 in the next three years.

Medians move with the mix of homes that happen to sell. In a small town, a few higher-end sales can lift a year's figure. That is why I would rather show a long series with that caveat than invent a 10-year benchmark I don't have.

Population

In the 2016 Census, Black Diamond had 2,700 people and Turner Valley had 2,559, or 5,259 together. In 2021, still counted separately, they totalled 5,341 — only about 1.6% growth over five years. This has been a slower-growing town than Okotoks or High River.

The drive

The town is about 65 km from downtown Calgary, typically 50–60 minutes depending on the route and traffic, and often 35–45 minutes to south Calgary. There is no C-Train and no regular commuter transit I can point to. Most people drive, via Highway 7 to Okotoks and then Highway 2, or along Highway 22.

Sources: amalgamation, Town of Diamond Valley and Government of Alberta (approved May 25, 2022; effective Jan. 1, 2023). Prices: CREB® Stats Centre detached median sale prices, as summarized for Diamond Valley ($234,950 in 2006; $445,250 in 2022; $550,000 in 2023; $549,750 in 2024; $579,950 in 2025). Population: Statistics Canada 2016 Census (Black Diamond 2,700; Turner Valley 2,559) and 2021 Census (combined 5,341). Annualized rates are compound annual growth. Long-term data through 2026. Drive times are typical ranges, not guarantees.

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THE GOOD

Foothills life, at a lower entry point

People move here for the setting. The Sheep River runs through town, Kananaskis is a short drive west, and detached homes have typically sold for less than in Okotoks or Calgary.

- [ ] **The landscape is the amenity.**
  Pathways along the Sheep River, foothills views, and Kananaskis Country on the doorstep. If you want to be outside more than you want a shopping mall, this is the point of Diamond Valley.
- [ ] **You generally pay less than in Okotoks for a house.**
  That value gap has been a durable reason buyers look here after they've priced the larger town to the east. A long median series is not the same as a benchmark, but the direction is consistent: this is the value play in the Foothills towns I cover.
- [ ] **Both former towns still have a main street with character.**
  Local shops and cafés, an oil-boom history, and the Turner Valley Gas Plant National Historic Site. It feels like a town, because it is one.
- [ ] **There is a hospital in town.**
  Oilfields Hospital is in the Black Diamond side of Diamond Valley. For a community of this size, that's a genuine plus. Major Calgary hospitals are still about an hour away.
- [ ] **Schools are local.**
  Foothills School Division and Christ the Redeemer Catholic Schools serve the town, including Oilfields High School. Confirm the designation and transportation for the exact address.
- [ ] **It's a community of homeowners.**
  In the 2021 Census, 84% of homes in the two former towns were owner-occupied. The pace is quieter, and most people are here because they chose this kind of life.

> **About the two towns in one.** Black Diamond sits closer to Highway 7 and Okotoks. Turner Valley sits a little further west, closer to the mountains and the historic gas plant. You're buying one municipality, but daily errands, schools and the "feel" still split along those older lines. That's part of the charm, and it's worth walking both sides before you decide.

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THE BAD

The real trade-offs

Diamond Valley asks more of your schedule than Okotoks does. The lifestyle is the reward. The distance is the cost.

- [ ] **This is the longest commute in these five guides.**
  The town is about 65 km from downtown Calgary, typically 50–60 minutes depending on the route and traffic, and often 35–45 minutes to south Calgary. There is no C-Train and no regular commuter transit I can point to. Most people drive, via Highway 7 to Okotoks and then Highway 2, or along Highway 22.
- [ ] **You'll shop in Okotoks or Calgary for a lot of things.**
  The main streets are charming, not complete. Groceries and basics are closer to home; big-box, many specialists and a lot of entertainment are a trip.
- [ ] **It's a small market.**
  A few transactions can move a year's median. Homes can take longer to sell than in a larger town, and the published numbers are thinner. Don't treat a single sale as a trend.
- [ ] **Amenities are split across the old town sites.**
  School, arena, shops and the hospital may be a short drive across town, not a walk from every street.
- [ ] **The job base is limited.**
  If both adults need to be in Calgary every day, run that commute honestly in winter, not just on a Saturday in June.
- [ ] **Property tax is the Town of Diamond Valley, plus the education portion, not City of Calgary tax.**
  Services and rates differ. Check the actual bill.

> **Try the commute in winter.** A Saturday drive in June is not the same as a 7:30 a.m. trip in January. If you can, do both before you write an offer, and walk the Black Diamond and Turner Valley sides of town.

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THE UGLY

Thin data, and a few hard truths

I would rather leave a number off this page than invent one. In a town this size, that happens more often than in Calgary.

- [ ] **There is no official monthly CREB® benchmark in the regional package.**
  If someone quotes a "typical Diamond Valley price" without saying whether it's a median, an average, an asking price or a handful of sales, ask how they got it. The long detached-median series is the figure I'm willing to stand behind, with the caveat that medians swing with whatever sold that year.
- [ ] **River lots are still river lots.**
  This is not High River in 2013, and I won't treat it as if it were. You should still ask about any past flooding, drainage and overland-water insurance on a specific property near the Sheep River, and get a quote before you waive conditions.
- [ ] **You are buying a small foothills town, not a suburb about to get a C-Train or a mall.**
  Growth has been slower than in Okotoks or High River. For a lot of buyers, that's the appeal. It's a frustration if you were counting on rapid new amenities or a short-term development boom to lift values.
- [ ] **Older character homes need a hard inspection.**
  Roofs, mechanicals, drainage, and sometimes foundation or renovation history. Budget for what's actually in the house, not just the mountain view from the deck.
- [ ] **Acreages just outside town are usually in Foothills County, not the Town of Diamond Valley.**
  Different taxes, different services, different rules. Don't mix them up with an in-town house.

> The amalgamation is still relatively new. Services, branding and some local habits are still settling. That hasn't stopped the town from functioning — it has one council and one administration — but it is useful context if you're moving from a long-established city neighbourhood.

Sources: CREB® Stats Centre as cited on page 2; Town of Diamond Valley amalgamation history; Statistics Canada 2021 Census (84% owner-occupied). Flood note is due-diligence guidance, not a claim of a specific town-wide flood event comparable to High River 2013. Long-term data through 2026.

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WHERE TO LOOK

Neighbourhoods to know

Diamond Valley doesn't use Calgary-style community associations. Buyers usually think in terms of the two former towns, and then the older streets versus the newer edges.

Black Diamond (east side of town). Historic main street, generally closer to Highway 7 and the drive to Okotoks, and home to Oilfields Hospital. A practical base if you still go east a lot.

Turner Valley (west side of town). Historic main street, a little further into the foothills, closer to the gas plant historic site and those west-facing views.

Older townsite streets in both. Character homes, walkable to a main street in places, and the ones that most often need a careful inspection and a renovation budget.

Newer family subdivisions on the edges. More recent builds, typically larger livable space and a more suburban street pattern, still inside a small town.

Rural acreages nearby. Often stunning, and usually not in the Town. Confirm whether a listing is Diamond Valley or Foothills County before you compare taxes, services or school busing.

Who it's best for

A strong fit if you want foothills life, can work remotely or already commute on your own schedule, and have looked at Okotoks and found it tight or expensive. Outdoor people, retirees and value-focused detached buyers are the usual match.

A weaker fit if you need frequent, time-sensitive access to downtown, or you want urban amenities on the corner. This is a lifestyle town. The drive is the cost of admission.

Orientation follows the Town of Diamond Valley's geography (former Black Diamond and Turner Valley townsites along Highway 22 / Highway 7). Walk both sides of town before you decide.

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NEXT STEP

Want to walk a neighbourhood, not just read about it?

Let’s go look.

Tell me your budget, your commute, and what you don’t want to compromise on. I’ll send a short list and the real numbers on the ones that fit. No pressure.

CALL OR TEXT
403-333-9865

EMAIL
carson@pitcherrealestate.ca

WEBSITE
pitcherrealestate.ca

INSTAGRAM
@pitcheryyc

Carson Pitcher
REALTOR® · Calgary · Okotoks · Diamond Valley · High River

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