

417 Sunrise Hill
Diamond Valley, Alberta
MLS # A2270614

\$619,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Water softener does not work AS IS.

Unbeatable Value! Walk-out bungalow offering 1,385 sqft on the main, with a total of 2,500 sqft of living space. From the moment you step inside, you'll appreciate the open floor plan and the cathedral ceiling, allowing for natural light to flow throughout the kitchen, dining area and living room. Country-Style kitchen and adjoining dining room are perfect for large family gatherings or entertaining. Sliding doors from the kitchen to an oversized, east exposure deck - great for morning coffee or summer dinners. Three spacious bedrooms, including a large primary suite with a 3 piece ensuite. Completing the main floor are the 4 piece bathroom and laundry. Gleaming hardwood flooring throughout the main living area & primary bedroom. The lower level walk-out is fully developed and highlighted with stunning stamped concrete flooring with multi-zone, in-floor heat. Huge rec room with full size windows and entertainment feature wall with built-ins. Adjoining games room has plenty of room for billiards or ping pong and a garden door to the patio. A fourth bedroom and additional 4 piece bath make this a great space for teenagers or extended family. Large storage room and separate utility room finish the lower level. Upgraded 75 gal hot water tank, newer roof shingles and siding on both the house garage in 2011. You can enjoy the huge exposed aggregate covered patio and private, fully fenced yard with new sod. The 28'x26' garage is a mechanic's or handyman's dream! Insulated and drywalled with a workbench, storage cabinets and separate panel, concrete RV pad next to the garage with extra wide lane access. Smoke-free, pet-free home. The best of both worlds at 417 Sunrise Hill: a newer home in the beautiful quaint town of Diamond Valley. Private setting with excellent neighbors, minutes to Okotoks, the Millarville Market and back to Calgary on 22X. Estate owned property.

Pick your possession & move right in! Great home!!