# \$619,900 - 417 Sunrise Hill, Diamond Valley

MLS® #A2270614

## \$619,900

4 Bedroom, 3.00 Bathroom, 1,385 sqft Residential on 0.13 Acres

NONE, Diamond Valley, Alberta

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!!

#### Built in 2008

### **Essential Information**

MLS®# A2270614 Price \$619,900

4 Bedrooms 3.00 Bathrooms

Full Baths 3

Square Footage 1,385 Acres 0.13 Year Built 2008

Type Residential Sub-Type Detached Style Bungalow

Status Active

# **Community Information**

Address 417 Sunrise Hill

Subdivision NONE

City Diamond Valley County **Foothills County** 

Province Alberta **T0L 2A0** Postal Code

#### **Amenities**

Parking Spaces 4

**Parking** Alley Access, Double Garage Detached, Oversized, RV Access/Parking

# of Garages 2

#### Interior

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

Appliances Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes
Basement Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed November 14th, 2025

Days on Market 2
Zoning R1

# **Listing Details**

Listing Office The Home Hunters Real Estate Group Ltd.

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