



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**528 Highland Way
Delia, Alberta**

MLS # A2300047



\$399,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,380 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		
Inclusions:	N/A		

Welcome home! This beautifully newly built home is perfectly situated on a spacious double lot on the north side of Delia, offering privacy and uninterrupted views with no neighbours behind—just open farmland and stunning prairie sunsets. Imagine relaxing on your back deck while watching the canola fields in bloom. Step inside to a bright, open-concept layout featuring a seamless flow between the kitchen, dining, and living areas, all enhanced by large windows and impressive 9' ceilings that continue throughout both the main and lower levels. Down the hall, you'll find a generous primary bedroom complete with double closets and a 3-piece ensuite showcasing a walk-in shower with built-in seating. Two additional oversized bedrooms offer large closets and expansive windows, along with a full 4-piece main bathroom. The basement is a blank canvas, already framed to include two large bedrooms, a full bathroom (roughed-in), laundry area, and utility room—ready for your finishing touches. The home is thoughtfully equipped with two furnaces (servicing both levels independently), an oversized hot water tank, central vacuum, and central air conditioning to keep you comfortable year-round. Outside, enjoy the raised deck just off the living room—perfect for taking in those breathtaking sunsets. The property also features a double heated detached garage and convenient RV parking with plug-in. Mature trees, planted 8–10 years ago through the community's "Neighbourhood in Bloom" program, add beauty and shelter to the backyard. Located in the peaceful village of Delia, nestled at the base of the Handhills between Hanna and Drumheller, this community offers small-town charm with excellent amenities including a K–12 school, skating rink, curling arena, ball diamonds, post office, salon, and local market.

Experience quiet country living without sacrificing convenience. Don't miss your opportunity to own this stunning new family home—call your REALTOR® today to book your private showing!