



**308 Yuma Court
Dunmore, Alberta**

MLS # A2300471



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,650 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Off		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, Irregular Lot, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas, Zoned	Water:	Public
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	2-12-5-W4
Exterior:	Composite Siding	Zoning:	HR, Hamlet Residential
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, BI Dishwasher, Hood Fan, Gas Range, Washer, Dryer, Window coverings (CUSTOM BLINDS), Central A/C, Garage door opener and remote, Garage Heater, Central Vac Roughed in, Custom Vented toilets, HRV, roughed-in underground Sprinkler, gas line to BBQ

Custom-Built Perfection Meets Effortless Main-Floor Living!! Welcome to this beautifully crafted, newly built home that blends thoughtful design with high-end finishes throughout. From the striking composite siding to the covered front porch that invites you in, every detail has been carefully considered. Step inside to discover a luxury kitchen featuring a stunning island, hidden walk-in pantry, full appliance package including a gas range, and elegant finishes that make cooking and entertaining a joy. The open-concept main level offers seamless living with three spacious bedrooms, including the primary suite, and the convenience of main-floor laundry — all designed for comfort and ease. Upstairs, you'll find versatile bonus space above the garage — a large family room, full bathroom, and a dedicated office that could easily double as a guest suite when needed. Outdoors, enjoy year-round entertaining on the covered back deck, complete with a gas line for your BBQ. The fully fenced yard, finished in white vinyl fencing, ensures privacy and peace of mind. Parking is a dream in the heated 28x28 Garage! Every corner of this home showcases thoughtful upgrades, quality craftsmanship, and modern style. Plus — the price includes GST and a 10-year builder's warranty for added confidence and peace of mind.