



**GRASSROOTS**

REALTY GROUP

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**249 Dunham Court  
Diamond Valley, Alberta**

**MLS # A2306391**

**\$760,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,226 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Pantry		

**Inclusions:** n/a

Welcome to the Scarlett where thoughtful design meets everyday living. Currently under construction on a sought-after corner lot, this stunning 3-bedroom, 2.5-bathroom bungalow offers the perfect blend of style, function, and curb appeal. Step inside and discover an open, airy layout crafted for modern lifestyles. The chef-inspired kitchen features a generous walk-in pantry keeping your space beautifully organized and clutter-free. Entertaining is effortless with a seamlessly flowing floor plan that connects living, dining, and kitchen spaces. The primary suite offers a private retreat, while two additional bedrooms provide flexibility for family, guests, or a dedicated home office. With 2.5 bathrooms, busy mornings are never a battle. Outside, the large attached double garage delivers the storage and convenience that Alberta living demands whether it's vehicles, recreational gear, or tools. The premium corner lot provides extra yard space, added privacy, and standout street presence. Don't miss your chance to personalize your finishes and make this stunning bungalow truly your own.