



GRASSROOTS
REALTY GROUP

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480 7 Street
Dunmore, Alberta

MLS # A2311246



\$1,174,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,541 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Heated Garage, Quad or More Detached, RV Access/Parking, Triple Garage		
Lot Size:	0.36 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	Public, See Remarks
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Garage Fridge, Central A/C, UGS's, Garage and Shop Door Openers with 3x Remotes, Security System, Gemstones on house and shop, Garage Heater, All Blinds

Welcome to this stunning 2022-built bungalow in the heart of Dunmore, where modern luxury meets small-town charm. Offering 1,541 sqft above grade plus a fully developed basement, this 2+2 bedroom home plus fitness room was thoughtfully designed with comfort, function, and style in mind. From the moment you arrive, the curb appeal is undeniable: beautiful exterior finishes, a triple attached garage (36 x 29), expansive driveway, RV parking with plug, and a 30x40 shop with in-floor heat, oversized door, and future hanging shelving support. Step inside the house and you're greeted by a bright, open, and welcoming interior with tall ceilings and durable vinyl plank flooring throughout. The living room is a true showpiece, featuring a tray ceiling with inset lighting, custom built-ins with floating shelves, decorative wood detailing, and a striking wood-burning fireplace that adds warmth and character. Large windows flood the space with natural light. The custom kitchen is equally impressive featuring ceiling-height cabinetry with upper lighting, a contrasting maple island with seating, stunning copper backsplash, and high-end Café appliances including a gas stove. The spacious dining area is surrounded by windows and enhanced by vaulted ceilings and skylights, creating an airy, light-filled atmosphere with direct access to the back deck. A walk-through butler's pantry provides exceptional storage and prep space, seamlessly connecting to the laundry/mudroom complete with built-in cabinetry and sink. The primary suite offers a peaceful retreat with a walk-in closet and beautiful 3 pc ensuite. A second bedroom and full 4 pc bathroom complete the main floor. Downstairs, the fully developed basement remains bright and spacious with a large rec room, dedicated fitness area, and two additional bedrooms. One bedroom features stunning built-in

shelving with under-cabinet lighting — perfect for a plant enthusiast or curated display space. The oversized triple garage is a standout feature, complete with a convenient dog wash station and ample room for vehicles, toys, and hobbies. A gas line for your BBQ and an additional line for a fire table make outdoor entertaining effortless. The yard is expansive, landscaped, and primarily grassed, offering a clean, open feel with endless potential for future customization while remaining fully finished and move-in ready. The covered patio off the shop adds yet another inviting outdoor space. The property is also equipped with 200-amp service, hot tub wiring, two exterior hot water bibs, Gemstone lighting on both the house and shop, and a well that can be used for irrigation. Located in the quiet, family-friendly community of Dunmore, you’ll love the larger lots, peaceful surroundings, and welcoming small-town atmosphere, all just minutes from city conveniences. This is a truly exceptional property offering space, quality craftsmanship, and incredible value.