



**413 Sunrise Hill
Diamond Valley, Alberta**

MLS # A2316263



\$565,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,399 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Alarm Equipment, TV Mounts, Electric Fireplace (primary bedroom, no remote, as is), Storage Shed

****OPEN HOUSE SAT, JULY 11, 12PM -4PM****Welcome to 413 Sunrise Hill SW in the heart of Diamond Valley! This spacious and well designed bungalow offers over 2,500 sq. ft. of developed living space, providing the perfect blend of comfort, functionality, and room for the whole family. The main floor features a bright and inviting layout with a generous living room, spacious dining area, and functional kitchen complete with pantry storage. The primary bedroom offers a private retreat with a walk-in closet and 4 pc ensuite, while two additional bedrooms and a full bathroom provide ample space for family, guests, or a home office. The fully developed walkout basement significantly expands the living space, featuring a massive recreation room that's perfect for movie nights, games, hobbies, or entertaining. Two additional bedrooms and a 3 pc bathroom make the lower level ideal for growing families, guests, teenagers, or multi-generational living. Step outside to enjoy the rear deck, offering a great space for summer barbecues, outdoor dining, or simply relaxing and enjoying the peaceful surroundings. Located in this desirable area of Diamond Valley, this home offers the charm of small-town living while remaining within easy reach of Calgary, Kananaskis Country, and endless outdoor recreation opportunities. With five bedrooms, three full bathrooms, and a versatile floor plan designed to accommodate a variety of lifestyles, this home presents an exceptional opportunity for families looking for space, comfort, and community. Don't miss your chance to call this beautiful Diamond Valley property home.