



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

329 Flare Avenue SW
Diamond Valley, Alberta

MLS # A2337714



\$729,750

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,678 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in		

Inclusions: n/a

This home is built on FLARE AVE and for GOOD REASON!! It's got style, it's got charm, it's got everything you are looking for in your new high-end home built by Albion - a custom home builder! Say hello to the Alder, offering 1,680 sq. ft. of thoughtfully planned living space. This home welcomes you with clean lines, quality finishes, and a warm modern farmhouse feel accented by wood details. The main floor features 9-foot ceilings, an open-concept layout that seamlessly connects the kitchen, dining, and living areas, all with views to the rear yard and abundant natural light from large, south facing windows and sliding doors. An electric fireplace adds a cozy focal point to the living space. Upstairs, you'll find three bedrooms, including a spacious primary suite with a stunning ensuite. The unfinished basement gives you the opportunity to tailor it to your needs - whether it's a home gym, an extra bedroom for guests, or even your own personal movie theatre, the possibilities are endless with the 8-foot ceiling height and plumbing rough-ins! An oversized (yes, it will fit your truck!) attached garage provides additional storage and convenient parking, enhancing everyday living. This home offers everything you want and need in a fresh, never-before-lived-in build. So you know how you said - "I'll move if I find the PERFECT home?" Well, pack your bags, you've found it!