



GRASSROOTS
REALTY GROUP

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359 Flare Avenue SW
Diamond Valley, Alberta

MLS # A2339192



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,300 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Interior Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Other, See Remarks, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Double Vanity, Kitchen Island, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Meet The Taco - A Valmont Custom Homes Original. Every model at Valmont Custom Homes carries the name of a horse raised right here in Diamond Valley - from the ranch of our community's developer. The Taco is the exception to the rule - he is the Developer's donkey - and every bit as beloved on the ranch! A small, good-humoured tribute to the land this community is built on, and the western heritage that still runs through it. Set along Alberta's iconic Cowboy Trail, just 30 minutes south of Calgary, this exceptional home captures the best of foothills living, where the prairie stretches wide and the Rockies rise on the horizon. Blending Western heritage with modern comfort, this thoughtfully designed home features soaring 9' main-floor ceilings, oversized windows that flood the space with natural light, and a warm family room fireplace that creates the perfect gathering space. The stylish kitchen showcases a generous quartz island and countertops, soft-close cabinetry, and a stainless steel appliance package, while the luxurious 5-piece primary ensuite offers a relaxing soaker tub, glass shower, and dual vanity. A practical mudroom off the garage entry is designed for Alberta living, while the unfinished sunshine basement offers incredible potential for future development. The oversized 20' x 22' double garage provides plenty of room for vehicles, recreation gear and storage. Durable Hardie board and stucco siding paired with triple-glazed windows deliver a high-end, energy-conscious finish built for Alberta's seasons. Best of all, buyers can personalize their home with a curated selection of interior and exterior finishes, with optional upgrade packages available for features such as enhanced flooring and built-ins. This is more than a home—it's an opportunity to enjoy a relaxed Western lifestyle, charming small-town

community, breathtaking surroundings, and modern living, all within easy reach of Calgary. Enjoy a \$20,000 BUILDER DESIGN CREDIT : already included for eligible upgrades and finishes, giving you the opportunity to personalize your new home to your taste. Credit subject to builder terms and conditions - List price is inclusive of applicable GST. Reach out Today!