



GRASSROOTS
REALTY GROUP

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355 Flare Avenue SW
Diamond Valley, Alberta

MLS # A2339348



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,050 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, 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, Stucco	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: none

Meet The Snowball - a Valmont Custom Homes Original. This exceptional 2-storey home with Loft (Can be used as an extra bedroom or entertainment space!) brings together timeless Western character, elevated modern design and the freedom to make it truly your own. Every Valmont Custom Homes model is named after a horse raised right here in Diamond Valley, from the ranch of the community's developer—a charming tribute to the land, legacy and Western spirit woven into this community. Set along Alberta's iconic Cowboy Trail, just 30 minutes south of Calgary, The Snowball embraces the best of foothills living, with wide-open prairie views and the Rockies stretching across the horizon. Inside, soaring oversized windows fill the home with natural light, while a warm family room fireplace creates an inviting space to gather. The beautifully appointed kitchen features a generous quartz island and countertops, soft-close cabinetry and a stainless steel appliance package, creating the perfect blend of style and functionality. Upstairs, the luxurious 5-piece primary ensuite offers a serene retreat with a soaker tub, glass shower and dual vanity. A thoughtfully designed mudroom connects directly to the garage, bringing everyday practicality to Alberta living, while the unfinished sunshine basement offers exceptional potential for future development. The oversized double garage provides ample space for vehicles, recreational gear and storage. Hardie board and stucco siding, paired with triple-glazed windows, deliver a durable, sophisticated exterior designed for Alberta's seasons. Providing the opportunity to personalize the home with curated interior and exterior selections, including enhanced flooring and built-in features. More than a home, The Snowball is an invitation to embrace a slower, more connected Western

lifestyle; with modern comfort, breathtaking surroundings and the convenience of Calgary just 30 minutes away. Come experience Diamond Valley and make The Snowball yours.