



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**52 Diamond Valley Close
Carbon, Alberta**

MLS # A2348319



\$349,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,125 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Off Street, See Remarks		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	R-1
Foundation:	See Remarks, Slab	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	SEE REMARKS		

HOME SWEET HOME TO BE BUILT! Discover the Timberline Bungalow, a thoughtfully designed 1,125 SQFT NEW BUILD in the welcoming community of Carbon, starting at \$349,900. Situated on a generous 59' x 125' lot, this stunning 2 bedroom, 2 bathroom home blends modern farmhouse style with smart, low-maintenance living and approximately 700 SQFT OF COVERED OUTDOOR LIVING SPACE. The bright open-concept kitchen, dining and living area creates an inviting space for everyday life and entertaining, featuring a large eat-at island, abundant cabinetry and a dedicated pantry. The spacious primary bedroom offers a private ensuite and walk-in closet, while a second bedroom, full bathroom and convenient main-floor laundry complete the functional single-level layout. Where the Timberline truly stands out is outdoor living. Approximately 700 sq. ft. of covered patios and decks dramatically extend your living space, providing plenty of room for outdoor dining, BBQs, entertaining and relaxing while staying protected from the elements. A striking exterior combines durable steel roofing and siding with architectural gables and timber accents for a modern farmhouse look that is anything but ordinary. Designed with comfort, efficiency and convenience in mind, the Timberline features EnergyStar windows and doors, EnergyStar LED lighting and appliances, a 95% efficient furnace, HEPA heat recovery ventilator, luxury vinyl plank flooring and hydronic in-floor heating. With no stairs, no basement to finish and everything conveniently located on one level, this home is an excellent fit for first-time buyers, downsizers, retirees or anyone seeking a stylish, efficient new home. Starting at \$349,900, with additional finishes, features and upgrades available. New Home Warranty included. Enjoy small-town living with an impressive array of amenities, including a K-9 school,

outdoor pool, museum, art gallery, curling rink, restaurants, grocery store, library, community hall, campgrounds, sports courts, walking trails and more. Conveniently located approximately 27 minutes to Drumheller and 50 minutes to Airdrie, Carbon offers a peaceful community lifestyle with easy access to surrounding amenities and destinations. Renderings are for illustration purposes only and may depict optional features, upgrades, landscaping, furnishings and finishes not included in the base price. MORE LOTS AVAILABLE! Contact us today for more details!