

\$599,000 - 502 Sunrise Hill Sw, Diamond Valley

MLS® #A2259354

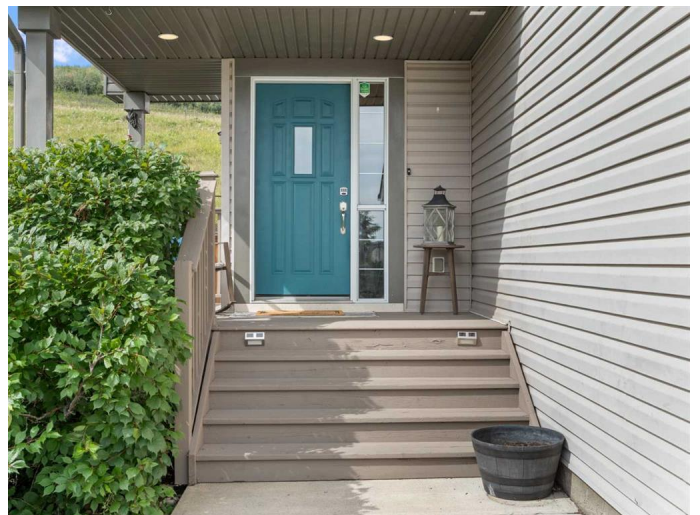
\$599,000

4 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.13 Acres

NONE, Diamond Valley, Alberta

Welcome to 502 Sunrise Hill, a home that's easy to settle into from the start. Out front, it's tucked onto a quiet street where life feels a little slower. Out back, there are no neighbours peering in – just hillside, open sky, and a west-facing yard that gives you a front-row seat to some pretty incredible sunsets. It's the kind of setting that makes you want to sit outside a little longer each evening. Step inside and the main floor opens up bright and welcoming. Big windows keep the space filled with light, and the layout makes sense for real life. The kitchen has been refreshed with quartz counters, subway tile, and stainless steel appliances – timeless finishes that won't go out of style. From here, you're connected to both the dining and living areas, so whether it's kids doing homework at the table or friends gathered around the fireplace, everyone stays part of the moment. When the weather cooperates, sliding doors lead straight out to the deck and backyard, a great setup for summer BBQs, gardening, or just stretching out in the evening sun. And because life needs a little practicality, you'll also find main floor laundry and a powder room right where you need them. Upstairs, the layout balances family and personal space. A large bonus room sits at the top of the stairs, perfect for movie nights, playtime, or that oversized sectional you've been eyeing. Two good-sized bedrooms and a full bathroom sit down the hall, while the primary suite claims the quiet



corner. West-facing windows bring in the evening glow, and the ensuite offers both a soaker tub and a walk-in shower, plus a walk-in closet that makes mornings a little easier. The basement is newly developed and ready to adapt. Whether you want a home office, workout space, guest bedroom, or a hangout spot for teenagers, itâ€™s here for you. Thereâ€™s even a rough-in for another bathroom if you want to take it further.

Updates throughout the home â€“ including new flooring, central A/C, an oversized hot water tank, and a water softener â€“ mean you can move in and focus on enjoying the space, not tackling a list of projects. And then thereâ€™s Diamond Valley itself. Itâ€™s a place where the essentials are close enough to walk or bike to â€“ schools, shops, coffee spots, playgrounds â€“ and the trails and river are just minutes away when youâ€™re ready to escape outdoors. Need more? Okotoks is a short drive for big-box errands, and Calgary is under an hour when city life calls. But coming home here feels different.

502 Sunrise Hill isnâ€™t just move-in ready. Itâ€™s comfortable, flexible, and part of a community that makes life feel a little better.

Built in 2008

Essential Information

MLS® #	A2259354
Price	\$599,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,721
Acres	0.13
Year Built	2008
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	502 Sunrise Hill Sw
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	7

Zoning R-1

Listing Details

Listing Office KIC Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.