

\$619,900 - 417 Sunrise Hill, Diamond Valley

MLS® #A2270614

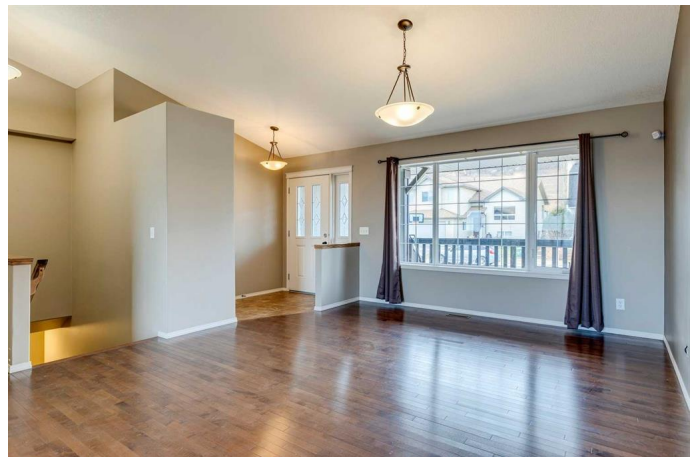
\$619,900

4 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.13 Acres

NONE, Diamond Valley, Alberta

Unbeatable Value! Walk-out bungalow offering 1,385 sqft on the main, with a total of 2,500 sqft of living space. From the moment you step inside, you'll appreciate the open floor plan and the cathedral ceiling, allowing for natural light to flow throughout the kitchen, dining area and living room. Country-Style kitchen and adjoining dining room are perfect for large family gatherings or entertaining. Sliding doors from the kitchen to an oversized, east exposure deck - great for morning coffee or summer dinners. Three spacious bedrooms, including a large primary suite with a 3 piece ensuite. Completing the main floor are the 4 piece bathroom and laundry. Gleaming hardwood flooring throughout the main living area & primary bedroom. The lower level walk-out is fully developed and highlighted with stunning stamped concrete flooring with multi-zone, in-floor heat. Huge rec room with full size windows and entertainment feature wall with built-ins. Adjoining games room has plenty of room for billiards or ping pong and a garden door to the patio. A fourth bedroom and additional 4 piece bath make this a great space for teenagers or extended family. Large storage room and separate utility room finish the lower level. Upgraded 75 gal hot water tank, newer roof shingles and siding on both the house garage in 2011. You can enjoy the huge exposed aggregate covered patio and private, fully fenced yard with new sod. The 28'x26' garage is a mechanic's or handyman's dream! Insulated and drywalled with a



workbench, storage cabinets and separate panel, concrete RV pad next to the garage with extra wide lane access. Smoke-free, pet-free home. The best of both worlds at 417 Sunrise Hill: a newer home in the beautiful quaint town of Diamond Valley. Private setting with excellent neighbors, minutes to Okotoks, the Millarville Market and back to Calgary on 22X. Estate owned property. Pick your possession & move right in! Great home!!

Built in 2008

Essential Information

MLS® #	A2270614
Price	\$619,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,385
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	417 Sunrise Hill
Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Oversized, RV Access/Parking
# of Garages	2

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 14th, 2025
Days on Market	2
Zoning	R1

Listing Details

Listing Office	The Home Hunters Real Estate Group Ltd.
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