

1049 3 SW  
Diamond Valley, Alberta

MLS # A2237478

**\$575,000**



<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Pantry, Storage		

**Inclusions:** Shed (as is, where is)

~ OPEN HOUSE SUNDAY JULY 13 12PM - 2PM~. This well-loved bungalow is nestled on a quiet street in a mature neighbourhood. You'll immediately notice the care that has gone into the beautiful yard, featuring vibrant perennials, lilacs, Saskatoon bushes and established trees that create a calming setting. The charming covered front porch is the perfect spot to relax with a cup of tea or coffee, tend to flower pots, enjoy a passing rain shower or dive into a good book. Inside, you'll be welcomed by a warm and inviting atmosphere, complemented by a thoughtful floor plan. The main level offers a bright and functional kitchen, a cozy living room hosting a central river rock fireplace with a classic mantle, and three generously sized bedrooms. The primary bedroom is a peaceful space to retreat with sconce light fixtures, room for a king sized bed and complete with a full ensuite. The fully developed lower level is full of possibility—ideal for hobbies, game nights, or even an at-home salon setup. Step outside to the sun-soaked, southwest-facing backyard, fully fenced and ready for your gardening vision or your furry friend with a gas line on the back deck for easy outdoor grilling. The attached garage provides ample room for storage or a workshop setup. And best of all? The neighbours are exceptional. Just a short walk to local schools, skating rinks, the arena, and only minutes from the stunning Turner Valley Golf Course, this home offers not just a place to live—but a community to love.