

**605 Sunrise Close
Diamond Valley, Alberta**

MLS # A2276075



\$724,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,460 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Oversized		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Views		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Cork, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Smoking Home, Open Floorplan, Soaking Tub, Tankless Hot Water, Wired for Sound		

Inclusions: Shed

****OPEN HOUSE SATURDAY 24TH - 11:00-2:00**STUNNING VALLEY VIEWS!** Discover the charm of this beautiful walkout 1.5-story residence nestled in a serene cul-de-sac, offering 2,420 sq ft of inviting living space that is sure to impress. This home boasts sought-after features like A/C, hot water on demand, luxurious hardwood flooring, accent lighting that enhances the staircase and a sound system wired throughout, including the back deck. Plus, it comes with an oversized, insulated garage (23' x 27') for all your storage needs along with an extra wide parking pad that can fit your RV. As you enter, you'll be greeted by a spacious tiled foyer and grand wide stairs leading down to the walkout level or up to the main floor. This main level is thoughtfully designed with an open floor plan for family interaction and easy entertaining. The lovely living room featuring a gas fireplace offers loads of sunny south facing windows and the adjacent dining room has space to host those large family dinners. A fabulous kitchen has all updated stainless steel appliances (2022) including a gas cooktop and a corner pantry. A dedicated home office station provides built in storage and workplace to keep paperwork and daily tasks neatly organized and within reach. Included on this level is 1/2 bath and a bedroom that would also make a terrific home office. Ascend to the upper level, where you'll find your own private master retreat, complete with a walk-in closet and a luxurious 5-piece ensuite. Indulge in the dual sinks, expansive tiled shower, and a deep corner soaker tub. The WALKOUT lower level is perfect for family hang out, featuring a spacious family room along with two additional bedrooms, a 4-piece bath, and a dedicated laundry room, making it a functional and cozy space. This property is equipped with roughed-in in-floor heating, offering future owners the option to add warmth underfoot for

added comfort and luxury. Outside you can enjoy panoramic views from your south-facing patio on the lower level or from your upper deck that measures an impressive 12' x 31' that stretches across the entire width of the home. A fully fenced backyard offers peace of mind for families, with room for children to play freely and a built-in dog run for four legged family members. Don't miss out on this incredible opportunity! Schedule your private tour with your favorite realtor today!