

209 Sunset Boulevard SW  
Diamond Valley, Alberta

MLS # A2286600



## \$399,900

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	-
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Piling(s), Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, Separate Entrance, Vinyl Windows		

**Inclusions:** Extra cabinets, Bookcase in dining room and living room

Welcome to 209 Sunset Boulevard in the charming and growing community of Diamond Valley. Fully renovated and offering true one-level living, this manufactured home with huge addition, sits on an oversized 70' x 125' lot with alley access; giving you space, flexibility, and room to grow. Step inside and the first thing you'll notice is the fresh paint, new flooring, and updated lighting that carries throughout the home. Large, brand new triple-pane windows flood the space with natural light while newly added doors give comfort and efficiency. The front living room features a beautiful wood-burning fireplace and opens comfortably into the dining area and kitchen, creating an easy, functional flow. The kitchen is finished with granite countertops, plenty of cabinetry, and a standout spice pantry that adds both storage and personality. The layout is thoughtfully designed. On one side of the home, you'll find two bedrooms, a spacious dressing room that could easily be converted into a nursery or office or another bedroom, and a fully renovated four-piece bathroom. Down the hall, find two additional bedrooms, a second updated four-piece bathroom, and a separate east-side entrance that is ideal for added privacy, guests, or flexible living arrangements. At the back of the home, the large sunken living room offers a second gathering space with patio doors leading directly out to the backyard. Outside, the 70' x 125' lot provides alley access, patio space, and two usable storage sheds, with plenty of room for parking or development potential. Located in the heart of Diamond Valley, you'll enjoy small-town charm with everyday conveniences close by — schools, local shops, walking paths, and community amenities — all while being an easy drive to Calgary and the mountains. It's the perfect blend of quiet Foothills living with access to

everything you need.