

312 John Avenue SW
Diamond Valley, Alberta

MLS # A2287931



\$712,950

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	2026 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

For more information, please click the "More Information" button. Experience refined bungalow living in the heart of Diamond Ridge. Situated on Lot 41 at 312 John Avenue SW in Diamond Valley, this brand-new Callahan 2 custom home offers thoughtfully designed single-level living with modern finishes and exceptional functionality. This detached bungalow features 1,368.2 sq. ft., 2 bedrooms, and 2 full bathrooms, along with an unfinished basement providing excellent opportunity for future development. The layout is both open and intentional, creating a seamless flow between the kitchen, dining, and living areas—ideal for everyday comfort and entertaining. The living room is anchored by a sleek electric fireplace, creating a warm focal point for the home. Buyers have the option to incorporate a sloped ceiling for added architectural interest. The kitchen is designed for both beauty and efficiency, featuring a large island with breakfast bar, stone countertops, soft-close cabinetry, a pantry for additional storage, and a premium LG appliance package. Privately positioned toward the rear of the home, the primary bedroom serves as a true retreat, complete with 10' ceilings that enhance the sense of space and light. The spa-inspired five-piece ensuite includes a soaking tub, separate shower, double-sink vanity, private toilet room, and a spacious walk-in closet. A second bedroom is located near the front of the home and is served by a well-appointed three-piece hallway bathroom, offering flexibility for guests or a home office. The mudroom is thoughtfully designed with built-in cabinetry and a stacked washer and dryer, providing practical organization and everyday convenience. Additional highlights include 9' ceilings throughout the remainder of the main floor, a welcoming front porch, and a double front-facing attached garage. Optional

upgrades include a rear deck and/or BBQ deck to enhance outdoor living, deck entrance from primary, and/or alternate front entrance. Located in the thoughtfully planned community of Diamond Ridge, residents enjoy convenient access to local shops, cafés, schools, parks, pathways, and the nearby Sheep River and regional trail systems. Easy connections to Okotoks and south Calgary offer the perfect balance of small-town charm and accessibility. Estimated completion is scheduled for Summer 2026. Photos contain rendered examples.