



**GRASSROOTS**  
REALTY GROUP

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**679 Anderson Close NW  
Diamond Valley, Alberta**

**MLS # A2262368**



**\$754,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,388 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Silent Floor Joists	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to a stunning and stylish Woodmaster Homes built bungalow on an amazing lot with a large TRIPLE attached garage and views of the foothills and trees. This well thought out plan features Luxury Vinyl Plank flooring through out, and a large kitchen with a spacious island, eating bar and pantry. You will LOVE the bright sunshine that comes through the floor to ceiling triple paned windows that look out over your private west facing backyard and a wonderful large vinyl rear deck which is complete with a gas line. This open concept floorplan has vaulted ceilings and has been designed with plenty of space for dining and entertaining. The living room is bright and inviting and includes a fireplace for ambiance and warmth. The primary bedroom is large and bright with a great walk in closet and 4 piece ensuite. A large second bedroom and a spacious laundry room complete the main floor. Downstairs you will find large bright windows and roughed in plumbing for future development, there is also a separate entrance into the basement from the garage. This opens up endless opportunities for working from home or applying for a home based business. Other significant upgrades include Hardie Board Siding, an insulated and drywalled garage, and the front landscaping completed. This home will come with New Home Warranty. The builder can also finish the basement if a buyer would like so please ask about this opportunity.