



**308 Yuma Court  
Dunmore, Alberta**

**MLS # A2300471**



**\$949,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,650 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Off		
<b>Lot Size:</b>	0.42 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas, Zoned	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	2-12-5-W4
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	HR, Hamlet Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, BI Dishwasher, Hood Fan, Gas Range, Washer, Dryer, Window coverings (CUSTOM BLINDS), Central A/C, Garage door opener and remote, Garage Heater, Central Vac Roughed in, Custom Vented toilets, HRV, roughed-in underground Sprinkler, gas line to BBQ

Custom-Built Perfection Meets Effortless Main-Floor Living!! Welcome to this beautifully crafted, newly built home that blends thoughtful design with high-end finishes throughout. From the striking composite siding to the covered front porch that invites you in, every detail has been carefully considered. Step inside to discover a luxury kitchen featuring a stunning island, hidden walk-in pantry, full appliance package including a gas range, and elegant finishes that make cooking and entertaining a joy. The open-concept main level offers seamless living with three spacious bedrooms, including the primary suite, and the convenience of main-floor laundry &mdash; all designed for comfort and ease. Upstairs, you'll find versatile bonus space above the garage &mdash; a large family room, full bathroom, and a dedicated office that could easily double as a guest suite when needed. Outdoors, enjoy year-round entertaining on the covered back deck, complete with a gas line for your BBQ. The fully fenced yard, finished in white vinyl fencing, ensures privacy and peace of mind. Parking is a dream in the heated 28x28 Garage! Every corner of this home showcases thoughtful upgrades, quality craftsmanship, and modern style. Plus &mdash; the price includes GST and a 10-year builder's warranty for added confidence and peace of mind.