



**304 Flare Avenue SW  
Diamond Valley, Alberta**

**MLS # A2301728**



**\$771,645**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,142 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard		

<b>Heating:</b>	Boiler, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Manufactured Floor Joist, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** n/a

For more information, please click the "More Information" button. A rare opportunity to own a home where every detail has been thoughtfully considered. Welcome to this signature Munny bungalow by boutique custom homebuilder SEN Homes, perfectly positioned on a premium corner lot in the sought-after community of Diamond Ridge. Designed with intention, built with care, and finished with a refined eye, this home offers 1,142 sq. ft. of elevated single-level living that feels both effortless and exceptional. From the moment you step inside, the sense of space and light is undeniable. Vaulted ceilings rise above the main living area, while expansive windows wrap the home in natural light throughout the day—creating an atmosphere that feels open, calm, and connected to its surroundings. The open-concept layout seamlessly brings together the kitchen, dining, and living spaces, striking the perfect balance between everyday comfort and elevated entertaining. At the heart of the home, the kitchen is designed to impress and perform. A statement island with an oversized breakfast bar anchors the space, complemented by timeless stone countertops, soft-close cabinetry, and a premium LG appliance package. Whether it’s slow mornings with coffee or evenings spent hosting, this space adapts beautifully to your lifestyle. The primary suite is a private retreat—quiet, spacious, and intentionally designed for rest and recharge. Featuring a generous walk-in closet and a spa-inspired four-piece ensuite, it offers a daily experience of comfort and understated luxury. Everyday living is enhanced with thoughtful, functional design. A well-appointed mudroom with convenient main-floor laundry keeps life organized, while the oversized side-attached garage provides direct access into the home—adding ease, especially through changing

seasons. Optional upgrades, including a gas fireplace and rear deck, allow you to further tailor the home to your vision. Beyond the home itself, the lifestyle in Diamond Valley is what truly sets this property apart. This is a community where connection comes naturally—morning walks along scenic pathways, afternoons spent exploring local boutiques and cafés, weekends at nearby parks, and year-round enjoyment of the Sheep River. With schools, amenities, and everyday essentials just minutes away, and convenient access to Okotoks and south Calgary, you’ll find the perfect balance of small-town charm and modern convenience. This is more than a home—it’s a place designed to reflect how you want to live. Estimated completion Fall 2026. Photos are representative.