

\$639,000 - 502 Sunrise Hill Sw, Diamond Valley

MLS® #A2251523

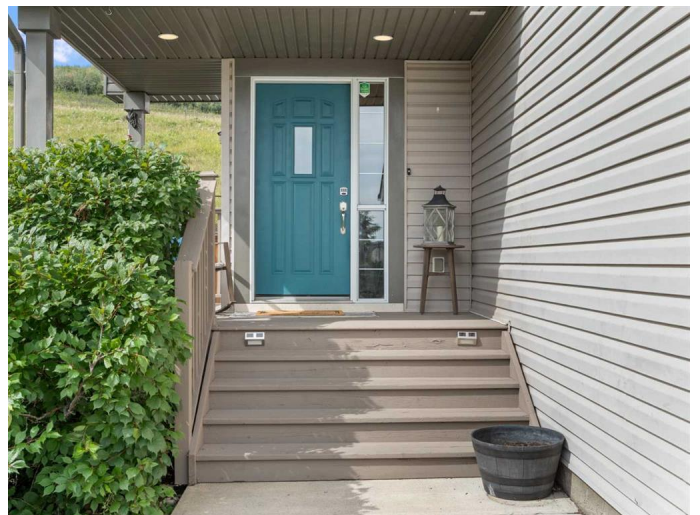
\$639,000

3 Bedroom, 3.00 Bathroom, 1,721 sqft

Residential on 0.13 Acres

NONE, Diamond Valley, Alberta

Pull up to 502 Sunrise Hill and you'll instantly feel it — no neighbours behind, a west-facing backyard made for golden hour, and a move-in ready home with all the space your family needs. And the best part? You're in Diamond Valley, a community where kids still bike to the park, neighbours wave when you drive by, and you're only 20 minutes to Okotoks when you need a Costco run. Step inside, and the house itself is just as welcoming. The main floor is bright, warm, and practical all at once. The kitchen has been stylishly updated with quartz counters, classic white subway tile, and stainless steel appliances — the kind of kitchen that makes weeknight dinners or Sunday baking feel just a little more fun. It opens onto the dining and living room so everyone can be together, whether it's homework at the table or catching up on the couch. Big windows flood the space with natural light, and when Alberta's weather decides to remind you who's boss, the gas fireplace is right there to keep things cozy. Off the dining area, sliding doors lead straight out to your deck and backyard — the perfect setup for summer BBQs while the kids or dogs play in the fenced yard. And because real life needs function, you'll find main floor laundry and a half bath right where you need them. Upstairs is family living done right. At the top of the stairs, a big bonus room is waiting for movie marathons, Lego takeovers, or that oversized sectional you've been



threatening to buy. Two good-sized bedrooms and a full bathroom sit down the hall, giving everyone their own space. Then there’s the primary suite: a west-facing retreat with hillside views, a walk-in closet, and a 4-piece ensuite with both a soaker tub and a walk-in shower. Light a candle, close the door, and pretend you’re at the spa – it works. The recently developed basement just adds to the flexibility. Need a playroom, workout space, or teenager hideaway? Done. An office or bedroom? Also here. Plus a large utility room and a rough-in for a future bathroom if you want to take it further. A few updates worth a mention: new flooring throughout, an oversized hot water tank, central A/C (you’ll thank yourself in July), a water softener, and an attached garage. It’s the whole package – space, comfort, community, and those west-facing sunsets that never get old.

Built in 2008

Essential Information

MLS® #	A2251523
Price	\$639,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,721
Acres	0.13
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	502 Sunrise Hill Sw
---------	---------------------

Subdivision	NONE
City	Diamond Valley
County	Foothills County
Province	Alberta
Postal Code	T0L 2A0

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Built-in Features, Kitchen Island, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Front Yard, Garden, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 29th, 2025
Days on Market	5
Zoning	R-1

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.