



GRASSROOTS
REALTY GROUP

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13 Cherry Lane SE
Three Hills, Alberta

MLS # A2328210



\$475,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	2,738 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Back Lane, No Neighbours Behind, Pie Shaped L		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	TV brackets mounted to walls (2)		

This impressive 2-storey home offers over 2,700 sq. ft. of well-designed living space featuring 4 bedrooms and 3.5 bathrooms, all situated on a large lot with beautiful panoramic country views. Step onto the welcoming front deck and into the bright, open-concept living and dining area. The living room features a cozy gas fireplace, while the dining room provides direct access to the expansive back deck—perfect for entertaining or relaxing while taking in the peaceful backyard and surrounding countryside. The spacious kitchen is designed for both everyday living and entertaining, offering an island, abundant cabinetry, wall oven, built-in microwave, countertop cooktop, and a large walk-in pantry. Conveniently located off the kitchen is a generous main-floor bedroom complete with its own private 4-piece ensuite, making it ideal for guests, extended family, or multigenerational living. The main level also includes a 2-piece bathroom with laundry hookups, utility room, and direct access to the attached double attached heated garage. Upstairs, you'll find a private primary retreat featuring its own balcony where you can enjoy spectacular views. The primary ensuite includes a relaxing jetted tub and separate shower. The spacious family room is warmed by a second gas fireplace, creating the perfect gathering space for family and friends. Two additional bedrooms, another full 4-piece bathroom, and the convenience of an upper-level laundry complete the second floor, providing a functional layout for busy families. Located close to the town school, this home offers the perfect blend of space, comfort, and small-town living. Three Hills is a welcoming community known for its excellent schools, hospital, medical services, indoor aquatic centre, golf course, parks, walking trails, shopping, restaurants, and a variety of recreational facilities. Conveniently located between Calgary and Red Deer,

Three Hills offers the charm of country living with all the amenities needed for everyday life.