



GRASSROOTS
REALTY GROUP

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32 Sunrise Crescent N
Three Hills, Alberta

MLS # A2329236



\$519,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Heated Garage, Insulated, Oversized, Triple Garage Att		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

Inclusions: Fridge, Stove, BI Dishwasher, BI microwave hood Fan, Garage Door Opener(2), 2 Controls

Stunning is the best way to describe True-Line Homes Newest Show Home located in the Quiet Community of Three Hills!!! Gorgeous Upgraded Kitchen with Quartz Countertops, Stainless Steel Appliances, Stunning Cabinetry, 9' Ceilings on Main Floor, Primary Bedroom with large walk-in closet, gorgeous 3 piece ensuite with 5' Shower with Glass Doors, TRIPLE Attached Garage, FULLY INSULATED AND HEATED WITH 60,000 BTU Overhead Heater and 2 dry sumps, Sunstop Low E argon filled windows, R60 Insulation. Limited Lifetime Architectural Shingles, and a 10 year New Home Warranty! If you love QUALITY, this is your home! Town of Three Hills is offering 2 years Free Property Taxes!!!