



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

32 Sunrise Crescent N
Three Hills, Alberta

MLS # A2347949



\$499,900

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 Controls, 10 Year Alberta New Home Warranty

Welcome to True-Line Homes' newest show home in the quiet community of Three Hills. This quality-built home features an upgraded kitchen with quartz countertops, stainless steel appliances, striking cabinetry, and 9-foot ceilings on the main floor. The primary bedroom offers a spacious walk-in closet and a three-piece ensuite with a five-foot shower and glass doors. The triple attached garage is fully insulated and heated with a 60,000 BTU overhead heater and includes two dry sumps. Additional highlights include SunStop Low-E argon-filled windows, R-60 insulation, limited-lifetime architectural shingles, and a 10-year new home warranty. As an added incentive, the Town of Three Hills is offering a year of free property taxes.