



**GRASSROOTS**  
REALTY GROUP

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108 Tamarack Road  
Three Hills, Alberta

MLS # A2348870



**\$435,000**

|           |                                                                         |        |                   |
|-----------|-------------------------------------------------------------------------|--------|-------------------|
| Division: | NONE                                                                    |        |                   |
| Type:     | Residential/House                                                       |        |                   |
| Style:    | Bi-Level                                                                |        |                   |
| Size:     | 1,122 sq.ft.                                                            | Age:   | 2010 (16 yrs old) |
| Beds:     | 4                                                                       | Baths: | 2                 |
| Garage:   | Double Garage Detached                                                  |        |                   |
| Lot Size: | 0.13 Acre                                                               |        |                   |
| Lot Feat: | Back Lane, Back Yard, Few Trees, Landscaped, Lawn, No Neighbours Behind |        |                   |

|             |                                                                                                      |            |    |
|-------------|------------------------------------------------------------------------------------------------------|------------|----|
| Heating:    | Forced Air                                                                                           | Water:     | -  |
| Floors:     | Carpet, Linoleum                                                                                     | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                                                                      | Condo Fee: | -  |
| Basement:   | Full                                                                                                 | LLD:       | -  |
| Exterior:   | Stone, Vinyl Siding                                                                                  | Zoning:    | R1 |
| Foundation: | Poured Concrete                                                                                      | Utilities: | -  |
| Features:   | Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s) |            |    |

**Inclusions:** small shed, heated dog house, planters

Welcome to this well-maintained family home offering a bright and functional bi-level design with plenty of natural light on both levels. The main floor features 2 bedrooms and a 4-piece bathroom, along with a comfortable living area and a spacious dining room open to the kitchen. The kitchen offers an island with seating, a convenient corner pantry, and plenty of space for everyday family living. A garden door from the dining area provides direct access to the upper deck—perfect for relaxing, barbecuing, or enjoying the backyard. The bright, fully developed lower level offers even more living space with 2 additional bedrooms, a spacious recreation/family room, a versatile flex/gym area, and a convenient 3-piece bathroom and laundry combination. With large bi-level windows bringing in plenty of natural light, this level provides great space for a growing family, guests, hobbies, or a home workout area. Outside, the beautifully manicured yard is surrounded by low-maintenance vinyl fencing and mature trees that provide added privacy. Enjoy both an upper and lower deck, convenient storage beneath the upper deck, and even a heated dog house for your four-legged family member. With alley access and an open field behind the property, the backyard enjoys an added sense of space and privacy. A standout feature is the 24' x 26' insulated, heated detached garage, one half provides heated garage parking with an overhead door, while the other half has been developed into a comfortable office space. For buyers wanting additional garage space, the office side is already framed to accommodate another overhead door, offering excellent flexibility to suit your needs. A well-cared-for property offering 4 bedrooms, 2 bathrooms, plenty of living space, a beautiful yard, and a versatile garage/office setup—ready for its next family to call home! Located in the welcoming

community of Three Hills, you'll enjoy the convenience of local schools, parks and playgrounds, walking paths, an arena, indoor swimming pool, hospital and medical services, library, shopping, restaurants, and other everyday amenities.