



814 8 Street NE
Three Hills, Alberta

MLS # A2288260



\$579,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,912 sq.ft.	Age:	1989 (37 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, Lawn, No Back Lane, No Neighbours Be		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Granite Counters, Jetted Tub, No Animal Home, No Smoking Home, Storage		
Inclusions:	Garage Remote, Natural Gas BBQ, Shed		

This 2-storey family home offers room for everyone! The main floor welcomes you with a spacious entrance leading to a formal living room with fireplace and adjoining dining area. The kitchen offers abundant storage, granite countertops, and a bright breakfast nook with access to the back deck—complete with composite decking and natural gas BBQ. A cozy family room with fireplace provides additional living space for relaxing or entertaining. The upper level features 4 generous bedrooms, including a massive primary suite with 4-piece ensuite (with in-floor heat), plus a second 4-piece bathroom and a versatile open flex space ideal for a play area, office, or reading nook. Downstairs you’ll find a large recreation area, bathroom, cold storage, and a generous utility room, with the added comfort of in-floor heat in both the basement and attached double garage. The backyard is a lovely retreat featuring perennials, an apple tree, raised flower beds, and a storage shed, all backing onto an open field for added privacy and views. Additional highlights include hardwood flooring, main floor air conditioning, Gemstone exterior lighting, Phantom screen doors, and an irrigation system in both front and back yards, making this home both comfortable and easy to maintain.