



**GRASSROOTS**  
REALTY GROUP

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**128 TRESTLE Place**  
**Hinton, Alberta**

**MLS # A2202875**



**\$819,900**

<b>Division:</b>	Terrace Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,581 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island		

**Inclusions:** N/A

Brand new 2,817 square foot modified Bi-Level built by Hall-E-Wood Construction is ready! Walking in the front door you are welcomed with a huge entryway, and luxury vinyl plank flowing through the main areas. The open concept kitchen, dining and living areas are modern and functional. The kitchen features Quartz countertops, corner pantry, island with an eating bar, and stainless steel appliances. Patio door off the dining room bringing you to a deck and access to the fully fenced and landscaped yard. The primary bedroom is found on the main floor and has a huge walk in closet with additional storage, and a 5 piece ensuite with a soaker tub and separate shower. Upstairs you will find 2 more bedrooms, another full bathroom, mountain views, and a large laundry room with shelving. The developed basement features in floor heat throughout, a media room, 2 more bedrooms, a third full bathroom, and even more storage. No space wasted! Adding on to this exceptional home is a double attached garage with in floor heat, huge concrete driveway, RV parking along the side with the convenience of your own sani dump, quick possession and new home warranty! Now is your chance to upgrade!