

\$799,000 - 834 1 Street Place, Three Hills

MLS® #A2073466

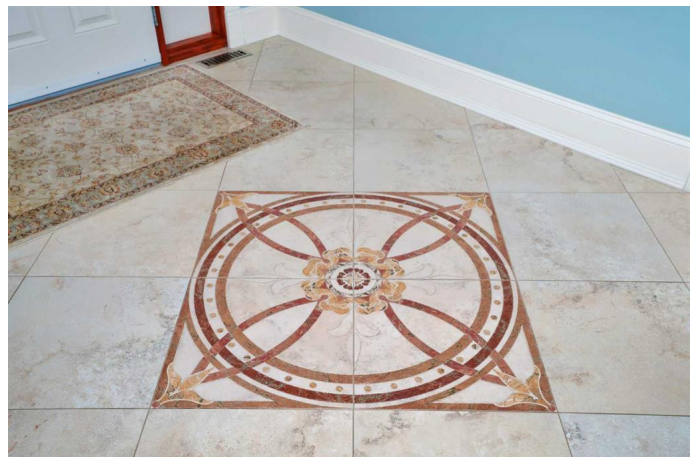
\$799,000

7 Bedroom, 4.00 Bathroom, 3,399 sqft

Residential on 0.22 Acres

NONE, Three Hills, Alberta

Prepare to be captivated by the perfect blend of modern amenities, elegant finishes, and practical design that define this executive home that has over 6600 sq.ft. of developed living space. Upon entering the spacious, tiled foyer you'll immediately notice the attention to detail. There is engineered hardwood throughout the main floor that creates a sense of warmth and comfort. The abundance of windows combined with the 10ft ceilings flood the home with natural light. The living room has a beautiful rock faced gas fireplace with marble base. The modern kitchen has stainless steel appliances (a built in microwave, a wall oven/gas cook top with an electric oven), loads of cupboard space, modern granite counter tops and an island (with sink) for family and friends to gather round. There is also a spacious formal dining area that could accommodate large gatherings and an open space family room that has a cozy gas fireplace. For the professionals and book lovers among us, the den/office with custom maple wood work offers a quiet sanctuary to focus and reflect. To add to its functionality, the main floor is fully handicap accessible with handicapped accessible shower and wheelchair accessible sink as well as two private principal suites (one with steam shower) plus a third bedroom and bathroom. The home has central AC and in floor heat on main, lower level and garage. Venturing down stairs opens up a world of possibilities with its large rec room and flex area, 4 additional



bedrooms, a theatre room with overhead projector, screen, four speaker surround sound, and wet bar. For added versatility to accommodate guests or growing families, there is also a full kitchen. This amazing home is professionally landscaped with an underground sprinkler system and landscape lighting and is located in a quiet low traffic area with Anderson Park as your back yard! With so many more upgrades, you need to call for all the details and to schedule your viewing appointment.

Built in 2011

Essential Information

MLS® #	A2073466
Price	\$799,000
Sold Price	\$754,000
Bedrooms	7
Bathrooms	4.00
Full Baths	4
Square Footage	3,399
Acres	0.22
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	834 1 Street Place
Subdivision	NONE
City	Three Hills
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

Amenities

Parking Spaces	2
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Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, See Remarks
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Interior

Interior Features	Bar, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Solar Tube(s), Sump Pump(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Electric Oven, Garage Control(s), Garburator, Gas Range, Microwave, Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours Behind, Irregular Lot, Underground Sprinklers
Roof	See Remarks
Construction	Cement Fiber Board, Stone, Wood Frame
Foundation	See Remarks

Additional Information

Date Listed	August 19th, 2023
Date Sold	March 17th, 2024
Days on Market	209
Zoning	Residential District
HOA Fees	0.00

Listing Details

Listing Office	ROYAL LEPAGE COUNTRY REALTY
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