

# \$599,900 - 522 5 Street Se, Three Hills

MLS® #A2228617

**\$599,900**

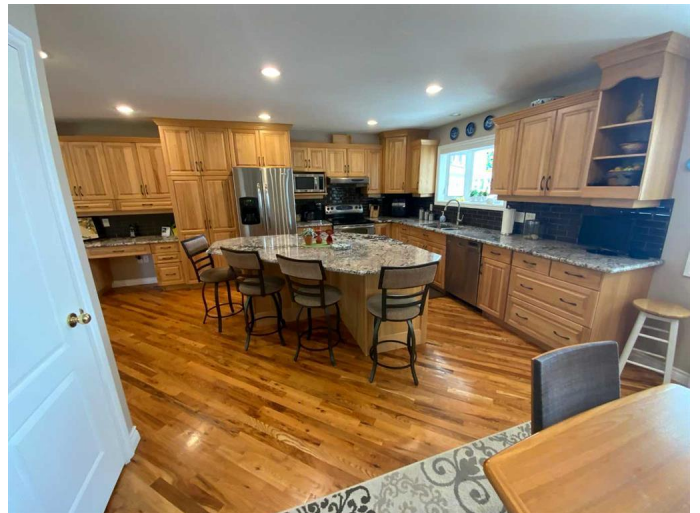
5 Bedroom, 3.00 Bathroom, 1,942 sqft

Residential on 0.33 Acres

NONE, Three Hills, Alberta

Gorgeous Huge Bungalow on a Massive Pie lot, situated in a low-traffic cul-de-sac with Mature Trees and park-like landscaping. Separate access off the alley with plenty of room for RV storage on a prepared Gravel pad.

This Emaculate Home has been designed with a Vaulted ceiling in the Great Room, offering an open concept, providing lots of natural light, yet still you can enjoy the warmth and intimacy of the wood burning fireplaces in the Great room or Living room/Parlour. Come see this amazing kitchen/dining area, with diagonal hardwood floors, hickory custom cabinets c/w a Large island that is designed with intimate flow and ample prep space for gourmet cooking and family gatherings. Two office areas off this area also gives great connection options. 5 Bedrooms and 3 Bathrooms total. The lower level is prime for family gatherings or entertaining with a games area, three bright bedrooms, and Library or Gaming area as well as the Man Cave. This home is loaded with updates and upgrades and really is a must to be seen to be appreciated. So much storage space in multiple separate rooms and a cold cellar/wine room extraordinaire. Modern upgraded newer natural gas heating system. Attached heated double Garage. Outdoor spaces Decks and Patio & Gazebo areas that can enhance any entertaining or Family gatherings. It is perfect for the growing family and/ or an Executive entertaining Lifestyle, designed for a very comfortable lifestyle. Close to schools,



shopping downtown or many recreation amenities and areas all within walking distance. This is the one you've been waiting for!

Built in 1968

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2228617    |
| Price          | \$599,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,942       |
| Acres          | 0.33        |
| Year Built     | 1968        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 522 5 Street Se |
| Subdivision | NONE            |
| City        | Three Hills     |
| County      | Kneehill County |
| Province    | Alberta         |
| Postal Code | T0M 2A0         |

**Amenities**

|                |                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                                                                                            |
| Parking        | Concrete Driveway, Double Garage Attached, Enclosed, Gated, Garage Door Opener, Garage Faces Front, Gravel Driveway, Heated Garage, Insulated, Other, Oversized, See Remarks |
| # of Garages   | 2                                                                                                                                                                            |

**Interior**

|                   |                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Central Vacuum, High Ceilings, Vinyl Windows, Kitchen |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Island, Quartz Counters, Tankless Hot Water, Vaulted Ceiling(s)<br>Dishwasher, Range Hood, Refrigerator, Range, Washer/Dryer, Window Coverings |
| Heating         | Natural Gas, Boiler, High Efficiency, Radiant, Zoned                                                                                           |
| Cooling         | None                                                                                                                                           |
| Fireplace       | Yes                                                                                                                                            |
| # of Fireplaces | 3                                                                                                                                              |
| Fireplaces      | Basement, Brick Facing, Decorative, Family Room, Great Room, Heatilator, Mantle, Other, Raised Hearth, Wood Burning, Wood Burning Stove        |
| Has Basement    | Yes                                                                                                                                            |
| Basement        | Finished, Full                                                                                                                                 |

## Exterior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Exterior Features | Gas Grill, Outdoor Grill, Private Yard, Storage                                                           |
| Lot Description   | Landscaped, See Remarks, Cul-De-Sac, Fruit Trees/Shrub(s), Few Trees, Gazebo, Lawn, Level, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                                                                           |
| Construction      | Mixed                                                                                                     |
| Foundation        | Poured Concrete                                                                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 70             |
| Zoning         | R1             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | 2 Percent Realty Advantage |
|----------------|----------------------------|

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