\$739,900 - 10272 Township Road 300, Special Areas No.

2

MLS® #A2170521

\$739,900

6 Bedroom, 4.00 Bathroom, 1,810 sqft Residential on 160.00 Acres

NONE, Special Areas No. 2, Alberta

Discover this exquisite 1810 square foot, 3-year-old residence nestled on a sprawling quarter section of land just 45km east of Hanna, AB. Step through the inviting front door into a spacious mudroom adorned with double closets, offering seamless access to and from the garage and guiding you into the heart of the home. The inviting open concept kitchen, dining, and living room area boasts soaring vaulted ceilings complemented by abundant windows that flood the space with natural light. Revel in the culinary delights of a gourmet kitchen featuring quartz countertops, a substantial walk-in pantry, a convenient coffee bar with a sink, and a cozy gas fireplace. The main floor hosts two serene bedrooms. including a luxurious primary suite complete with a generous walk-in closet and an ensuite featuring dual sinks, a shower, and a private toilet. Descend to the basement, where nine-foot ceilings and large windows illuminate four additional bedrooms and two bathrooms, ensuring comfort and brightness throughout. Some finishing remains to be completed in the basement. Entertain and unwind in the expansive basement rumpus room, offering ample space for children to gather and play. A highlight for automotive enthusiasts, the three-car attached garage spans an impressive 44 feet by 30 feet, boasting a rough-in for an additional bathroom, a practical floor drain, and a vaulted ceiling that provides







exceptional storage options. Outside, the quarter section encompasses mostly natural grassland with 25 acres cultivated, promising wide open spaces and tranquil surroundings. If you seek a nearly new home amidst serene landscapes, arrange your private viewing of this remarkable property today.

Built in 2022

Essential Information

MLS® # A2170521 Price \$739,900

Bedrooms 6 Bathrooms 4.00

Full Baths 4

Square Footage 1,810 Acres 160.00 Year Built 2022

Type Residential Sub-Type Detached

Style Bungalow, Acreage with Residence

Status Active

Community Information

Address 10272 Township Road 300

Subdivision NONE

City Special Areas No. 2

County Special Area 2

Province Alberta
Postal Code T0J1P0

Amenities

Parking Pad, Triple Garage Attached

of Garages 3

Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters,

Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar, Double

Vanity

Appliances Dishwasher

Heating In Floor, Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features RV Hookup

Lot Description Farm, Few Trees, Level, Native Plants

Roof Asphalt Shingle

Construction Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist,

Wood Frame

Foundation ICF Block

Additional Information

Date Listed October 2nd, 2024

Days on Market 395

Zoning Agricultural District

Listing Details

Listing Office eXp Realty

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