



**GRASSROOTS**  
REALTY GROUP

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**115 Stephens Crescent  
Hanna, Alberta**

**MLS # A2229726**



**\$349,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Garden, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, 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, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers		

**Inclusions:** Fridge in basement, Kitchen Island/Breakfast Bar

Look No Further—This is the One! Welcome to this beautifully updated 4-bedroom, 2-bathroom home that's ready to impress! This spacious and functional 3-level split layout offers room for the whole family and then some. Step inside the main front entrance and be greeted by a bright, north-facing living room filled with natural light. Head up to the upper level, where you'll find a welcoming kitchen and dining area complete with a built-in coffee bar—perfect for your morning routine. This level also features an updated full bathroom and three comfortable bedrooms. The home boasts updated vinyl windows throughout, providing energy efficiency and a fresh, modern look. The lower level includes a fourth bedroom, second bathroom, large storage room, laundry area, and utility room. With the thoughtful 3-level split design, you'll appreciate the abundance of storage space throughout the home. The generous rear foyer is ideal for busy families—providing plenty of room whether you're coming in with kids or carrying groceries. Outside, enjoy a private backyard space and a spacious double-car garage, plus additional off-street parking for guests or extra vehicles. Located right next to a park filled with play equipment, and just a short walk from JCC K—12 school, baseball diamonds, the golf course, and shopping—this location is hard to beat. Don't miss your chance to make this fantastic home your forever home—book your showing today!