



**GRASSROOTS**  
REALTY GROUP

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**141 Hansen Drive  
Hinton, Alberta**

**MLS # A2259473**



**\$599,900**

<b>Division:</b>	Hillcrest		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,580 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, No Neighbour		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	R-S2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Breakfast Bar, Central Vacuum, Pantry, Storage		

**Inclusions:** GREENHOUSE, PLAY STRUCTURE

This one-of-a-kind single family home offers unparalleled features in a great upper hill location. Through the front door, a truly grand entry awaits. This space gives an amazing first impression with a towering vaulted ceiling and spiral staircase to the upper level. On the main floor, there are two large family rooms, each with a fireplace. The kitchen is at the rear of the home with an adjacent breakfast nook and formal dining room tucked around the corner. Also on the main level, there's a spacious side entry with access to the garage, a small office, and a half bath. Plus, there are patio doors out to the large, fully fenced back yard which is complete with a patio, garden beds, greenhouse, and stamped concrete fire pit area. Upstairs, there are 4 generous sized bedrooms. The primary features a walk-through closet and full ensuite bath. Plus, there are patio doors out to the private south facing sun deck - only accessible from the master suite. In addition, the upper level offers the laundry room, another full bath, and an "open to below" flex space at the top of the stairs. On the lower level, there's a nicely developed den with a 3pc bathroom along with a massive rumpus room that's ready for your finishing touches - or that currently makes for a great kids play space. The basement is nicely laid out and gives versatile options for the new owner. The home has a number of upgrades including a new raised back deck, shingles in 2020, some new flooring and light fixtures, paint in areas, newer appliances and hot water tank, and freshly painted exterior. The pie shaped yard backs onto green space and the property is located in close proximity to trails and the bike park. There are 2 schools within walking distance and it's centrally located in the community with easy access to all parts of town. Hansen Drive is a quiet street with no

through traffic, a great location along a stretch of homes that have rarely come onto the market. This property offers tremendous functionality along with a wow-factor that's tough to beat.