



GRASSROOTS
REALTY GROUP

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14538 Township 294A Road
Hanna, Alberta

MLS # A2259757



\$390,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,420 sq.ft.	Age:	1982 (44 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Single Garage Detached		
Lot Size:	7.01 Acres		
Lot Feat:	Back Yard, Many Trees		

Heating:	Central, Natural Gas	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Shingle, Wood	Condo Fee:	-
Basement:	Full	LLD:	30-29-14-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Acreage
Foundation:	Poured Concrete	Utilities:	Electricity, Natural Gas, High Speed Internet, Phone C
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Soaking Tub		

Inclusions: Cistern with a 250-gallon capacity, Heavy Steel Safe Box in the basement 2 Large Steel Fuel Tanks by the detached garage. Freezer, pool table, Dining room table, Garage Door Opener

Welcome to your own private piece of paradise just minutes from Hanna. Set on 7 acres with trees, open green space, and prairie views, this bi-level bungalow offers the perfect mix of country charm, privacy, and modern comfort. Surrounded by wide-open skies and wildlife, this spacious home features 5 bedrooms and 3 bathrooms, making it ideal for families or anyone seeking a private retreat. Inside, a grand open foyer with ample storage leads to a bright, open-concept kitchen designed for family gatherings and entertaining. The dining area, complete with a custom table included with the home, flows seamlessly into the spacious living room. Expansive bay windows overlook the prairies, and a cozy double-sided fireplace creates warmth and character throughout. The main level hosts three large bedrooms, including a primary suite, alongside a fully renovated spa-style bathroom with dual sinks and a jetted tub. The lower level is built for relaxation and fun, with a generous rec room, two additional bedrooms, a full bathroom, and even a pool table that stays with the home. Outside, the property features an oversized double attached garage, a second detached workshop/garage with its own entrance, and a dedicated work area. With plenty of open yard space and natural surroundings, this acreage offers endless potential for hobbies, gatherings, or even livestock. Whether you're seeking a family homestead or a quiet getaway, this property delivers space, comfort, and authentic Alberta living.