



GRASSROOTS
REALTY GROUP

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30371 Range Road 143
Hanna, Alberta

MLS # A2271741



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,736 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	15.00 Acres		
Lot Feat:	Front Yard, Landscaped, Many Trees, Pasture, Subdivided		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: n/a

****Stunning 15-Acre Country Retreat Just 5 Miles South of Hanna, AB**** Escape to your own private oasis! This remarkable 15-acre property features a spacious 4-bedroom home with a den and 3 baths, perfect for families seeking tranquility and space. The large master bedroom is a true highlight, boasting a brand new ensuite complete with a cozy fireplace, creating a serene retreat for relaxation. As you enter the home, you'll be captivated by the soaring vaulted ceilings that enhance the open and airy feel throughout. The walk-out basement provides additional living space and easy access to the expansive outdoors, ideal for enjoying the beautiful Alberta landscape. The property is fully fenced, ensuring privacy and security, while an attached 3-car garage offers convenient storage and parking. With plenty of water available, this acreage is perfect for gardening, livestock, or simply enjoying the natural surroundings. A large shed for additional storage ensures you have ample space for all your equipment. Another bonus is a 21 x 17 garage shed for your tools and garden tractor or could even be a great barn. This serene location, just 5 miles south of Hanna, AB, combines rural living with easy access to town amenities. Don't miss out on this incredible opportunity to own your slice of paradise in the heart of the countryside!