



201 HANSEN Drive
Hinton, Alberta

MLS # A2300096



\$539,000

Division:	Hillcrest		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,943 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Carport, Off Street, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Stone	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers		

Inclusions: HOT TUB, SECOND REFRIGERATOR DOWNSTAIRS

Welcome to this beautifully appointed two-storey residence, ideally situated in the sought-after Upper Hill area—where space, privacy, and timeless design come together effortlessly. From the moment you enter, you’re greeted by an inviting foyer that opens into an elegant main living space, where rich hardwood floors and a seamless flow create the perfect backdrop for both everyday living and refined entertaining. The thoughtfully designed layout transitions gracefully from the living room to the dining area and into a well-equipped kitchen, while a dedicated main floor office offers a quiet, sophisticated workspace. At the heart of the home, the warm and inviting family room extends outdoors to a spacious deck complete with a hot tub—your own private escape. Surrounded by mature trees, lush shrubs, and vibrant perennials, the fully fenced backyard offers exceptional privacy and a tranquil, garden-like setting. Upstairs, you’ll find three beautifully proportioned bedrooms, each offering its own closet along with cleverly integrated built-in eaves storage, blending charm with practical design. The primary suite features a private two-piece ensuite, creating a comfortable and functional retreat. The lower level expands your living space with a generous games and recreation area, a fourth bedroom, a full bathroom, and a dedicated workshop—ideal for hobbies, projects, or creative pursuits. Extensively updated and meticulously cared for, this home showcases quality upgrades throughout, ensuring both style and peace of mind. A covered carport completes the package, offering everyday convenience in a truly desirable location. A rare opportunity to own a home that balances warmth, character, and elevated living in one of the area’s most established neighbourhoods.