



**GRASSROOTS**  
REALTY GROUP

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10272 Township Road 300  
Rural Special Areas No. 2, Alberta

MLS # A2170521



**\$739,900**

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,810 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	4
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Farm, Few Trees, Level, Native Plants		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	3-30-10-W4
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Wood Siding	Zoning:	Agricultural District
Foundation:	ICF Block	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Discover this exquisite 1810 square foot, 3-year-old residence nestled on a sprawling quarter section of land just 45km east of Hanna, AB. Step through the inviting front door into a spacious mudroom adorned with double closets, offering seamless access to and from the garage and guiding you into the heart of the home. The inviting open concept kitchen, dining, and living room area boasts soaring vaulted ceilings complemented by abundant windows that flood the space with natural light. Revel in the culinary delights of a gourmet kitchen featuring quartz countertops, a substantial walk-in pantry, a convenient coffee bar with a sink, and a cozy gas fireplace. The main floor hosts two serene bedrooms, including a luxurious primary suite complete with a generous walk-in closet and an ensuite featuring dual sinks, a shower, and a private toilet. Descend to the basement, where nine-foot ceilings and large windows illuminate four additional bedrooms and two bathrooms, ensuring comfort and brightness throughout. Some finishing remains to be completed in the basement. Entertain and unwind in the expansive basement rumpus room, offering ample space for children to gather and play. A highlight for automotive enthusiasts, the three-car attached garage spans an impressive 44 feet by 30 feet, boasting a rough-in for an additional bathroom, a practical floor drain, and a vaulted ceiling that provides exceptional storage options. Outside, the quarter section encompasses mostly natural grassland with 25 acres cultivated, promising wide open spaces and tranquil surroundings. If you seek a nearly new home amidst serene landscapes, arrange your private viewing of this remarkable property today.