



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**142 Hopegood Drive
Anzac, Alberta**

MLS # A2300139



\$570,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,493 sq.ft.	Age:	2012 (14 yrs old)
Beds:	7	Baths:	4 full / 1 half
Garage:	Additional Parking, Driveway, Front Drive, Garage Door Opener, Garage Face		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cleared, Few Trees, Front Yard, C		

Heating: Boiler, Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: HR

Utilities: -

Features: Built-in Features, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater, house keys x5, Basement: fridge x3, stove x2, microwave x2, washer + dryer x2, dishwasher x1, window coverings.

Welcome to 142 Hopegood Drive, a custom built raised bungalow situated on a beautiful one acre lot with nothing behind but peaceful tree lined views. Built in 2012 with functionality and flexibility in mind, this property offers exceptional parking, multiple living spaces, and incredible potential for homeowners, investors, or multi generational living. Beginning with an oversized and attached heated and insulated triple car garage with impressive 12 foot ceilings, and a rock driveway that wraps around the side of the home into the backyard, creating ample parking for vehicles, trailers, recreational toys, or tenant access. The property is now connected to city water and sewer services, adding even more convenience and value. Inside, the main level offers a bright and functional layout with vaulted ceilings in the living room overlooking the front yard and driveway. A gas fireplace creates a warm focal point, while tile flooring runs throughout the kitchen and dining areas. The kitchen is equipped with granite countertops, stainless steel appliances updated in 2021, dark wood cabinetry, tile backsplash, a central island, built in desk area, and a walk in pantry integrated into the dining space. Patio doors lead to the upper fibreglass deck where you can enjoy the peaceful surroundings and expansive yard. The main level includes three bedrooms, including a spacious primary suite with a walk in closet and ensuite bathroom. The bathroom finishes throughout the home were thoughtfully designed to match the kitchen for a cohesive feel. A convenient mudroom and laundry area off the garage includes a two piece bathroom for added functionality. The basement offers excellent versatility with in floor heat and two separate living spaces. The legal walkout suite features two bedrooms, a full kitchen, separate laundry, a three piece bathroom, nine foot ceilings, and its own HRV

system. Currently rented to long term tenants, this suite provides excellent income potential. An additional developed living space connected to the main home offers another bedroom setup, kitchen area, laundry, and bathroom, creating flexible options for extended family or additional use. The home is equipped with multiple heating systems including a boiler with separate zones servicing the basement areas, along with a furnace and central air conditioning servicing the main level. Outside, the large lot offers privacy, mature views, and endless possibilities for enjoying acreage style living while still benefiting from city services. With extensive parking, income potential, beautiful views, and a thoughtfully designed layout, 142 Hopegood Drive is a rare opportunity offering both space and flexibility in a peaceful setting. Schedule your private showing today.