



GRASSROOTS
REALTY GROUP

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

MLS # A2324808



\$739,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,818 sq.ft.	Age:	2022 (4 yrs old)
Beds:	6	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	160.00 Acres		
Lot Feat:	Farm, Few Trees		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Manufactured Floor Joist, Wood Frame	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:	Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings, AC		

Looking for a great home on an amazing acreage? Look no further! This amazing home is sitting on 160 acres and the home features 1,818 square feet of living space above grade. Located 45 km east of Hanna, this amazing home has everything you can ever want. As soon as you step in the doors, you're greeted with a big mudroom that will be perfect for getting the kids ready. The open floor plan provides plenty of comfort as there's plenty of room to cook, dine, and relax all within reach. This floor also has laundry, an office, and two bathrooms. The primary bedroom is complete with a massive walk-in closet and a 4pc ensuite. There's also another bedroom here on the main level. Moving downstairs, you have four more bedrooms, another office area and huge rec room. This rec room can be turned into whatever you need and there is space for a theatre, a pool table, or a music room. There's plenty of parking here two with an attached triple garage, and plenty of parking in front and behind the home. This home has it all and needs to be seen in-person. Contact your favourite REALTOR® today!