



GRASSROOTS
REALTY GROUP

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**140 Mackay Crescent
Hinton, Alberta**

MLS # A2345515



\$545,000

Division:	Hardisty		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,484 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-S2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Shed

This beautifully maintained two story home offers 2,194 sq ft of developed living space across three levels and reflects true pride of ownership throughout. The main floor has recently been upgraded with stunning oak engineered hardwood, adding warmth and timeless appeal. The renovated kitchen is both stylish and functional, featuring stone countertops, modern finishes, and a large island that's perfect for family meals or entertaining guests. The open concept layout flows seamlessly into the inviting living room, complete with a cozy gas fireplace and large south facing windows overlooking the backyard. This level also includes a convenient 2-piece bathroom and direct access to the heated double attached garage. Upstairs, you'll find three well sized bedrooms, a 4-piece main bathroom, and a dedicated laundry room. The spacious primary suite includes its own 4-piece ensuite, creating a comfortable retreat at the end of the day. The fully developed basement offers excellent additional living space with a large flex area, a fourth bedroom, and a 3-piece bathroom ideal for guests, teens, or a home office setup. Outside, the backyard is thoughtfully designed with a private deck, storage shed, and dog run, making it functional and enjoyable for the whole family. New shingles were installed in 2021, adding further value and peace of mind. Tastefully finished and truly move in ready, this home is located on a great street in Hinton's East Hardisty neighborhood an excellent opportunity for buyers looking for quality without the need for renovations.