

# **\$739,900 - 10272 Township Road 300, Special Areas No. 2**

MLS® #A2170521

**\$739,900**

6 Bedroom, 4.00 Bathroom, 1,810 sqft  
Residential on 160.00 Acres

NONE, Special Areas No. 2, Alberta

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.

Built in 2022

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2170521                         |
| Price          | \$739,900                        |
| Bedrooms       | 6                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 4                                |
| Square Footage | 1,810                            |
| Acres          | 160.00                           |
| Year Built     | 2022                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 10272 Township Road 300 |
| Subdivision | NONE                    |
| City        | Special Areas No. 2     |
| County      | Special Area 2          |
| Province    | Alberta                 |
| Postal Code | T0J1P0                  |

**Amenities**

|              |                                     |
|--------------|-------------------------------------|
| Parking      | Triple Garage Attached, Parking Pad |
| # of Garages | 3                                   |

**Interior**

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

|                 |                          |
|-----------------|--------------------------|
| Appliances      | Dishwasher               |
| Heating         | In Floor, Forced Air     |
| Cooling         | Central Air              |
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas                      |
| Has Basement    | Yes                      |
| Basement        | Full, Partially Finished |

## Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | RV Hookup                                                                       |
| Lot Description   | Farm, Few Trees, Level, Native Plants                                           |
| Roof              | Asphalt Shingle                                                                 |
| Construction      | Concrete, ICFs (Insulated Concrete Forms), Wood Frame, Manufactured Floor Joist |
| Foundation        | ICF Block                                                                       |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | October 2nd, 2024     |
| Days on Market | 223                   |
| Zoning         | Agricultural District |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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