

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

MLS® #A2145417

**\$739,900**

6 Bedroom, 4.00 Bathroom, 1,810 sqft  
Agri-Business 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 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2145417      |
| Price          | \$739,900     |
| Bedrooms       | 6             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 1,810         |
| Acres          | 160.00        |
| Year Built     | 2021          |
| Type           | Agri-Business |
| Sub-Type       | Agriculture   |
| Style          | 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 | T0J3P0                  |

**Amenities**

|              |  |
|--------------|--|
| Utilities    | Electricity Connected, Natural Gas Connected |
| # of Garages | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Vinyl Windows, No Smoking Home, Tankless Hot Water |
| Appliances        | Dishwasher   |
| Heating           | Natural Gas, Central, In Floor   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | RV Hookup   |
| Roof              | Asphalt Shingle   |
| Construction      | Composite Siding, Concrete, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block   |

### Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | June 26th, 2024       |
| Days on Market | 334                   |
| Zoning         | Agricultural District |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.