

**103 Donovan Drive
Anzac, Alberta**

MLS # A2280130



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,023 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	1.33 Acres		
Lot Feat:	Landscaped, Many Trees, Open Lot, See Remarks, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	HR
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: Refrigerator, Dishwasher, Electric Stove, Microwave, Washer/Dryer, central a/c .

Acreage Living at Its Finest | Fully Treed Lot | Incredible Outdoor Amenities | Massive 60' x 27' Heated Shop! Welcome to 103 Donovan Drive, where tranquility meets functionality on a beautifully treed 1.35-acre lot in the peaceful hamlet of Anzac. This impressive 2,023 sq ft two-storey home offers 5 bedrooms, 3.5 bathrooms, and an exceptional layout perfect for both families and entertainers alike. Step inside to discover a bright, open-concept main level featuring a spacious front entry with custom built-in shelving and coat rack, oversized windows that flood the home with natural light, and convenient main-floor laundry. The back entry leads directly to your expansive, multi-tiered deck—perfect for summer BBQs, morning coffees, or unwinding under the stars. At the heart of the home is a stunning chef-inspired kitchen, complete with a large central island with breakfast bar, sleek white cabinetry, granite countertops, glass tile backsplash, ceramic tile floors, and a full stainless steel appliance package. Just off the kitchen, the executive-style living room offers a cozy retreat with an elegant electric fireplace and white shiplap feature wall. Upstairs, you'll find a spacious bonus room (18'4" x 14'10"), two well-sized bedrooms, a full 4-piece bathroom, and a luxurious primary suite with private balcony access, a walk-in closet, and spa-like 5-piece ensuite with dual vanities and a stand-up steam shower with tub. The fully developed basement offers even more living space with two additional bedrooms, a 3-piece bathroom, a large recreation area, and a wet bar—ideal for entertaining or hosting guests. With its separate entrance, this level offers great potential for extended family living. For hobbyists, entrepreneurs, or outdoor enthusiasts, the 60'1" x 26'11" heated shop is a dream come true. Featuring two double overhead doors, a custom-built bar, and

pre-wired for an overhead projector, it's the ultimate man cave, workshop, or toy storage haven. Outdoor living is where this property truly shines! Enjoy a 40' x 60' back deck complete with a built-in pool and hot tub, perfect for enjoying long summer days and starlit evenings. Nestled at the back of the property is a charming custom-built Spruce log house with a cozy wood-burning fireplace and upper loft—your private escape, home office, guest cabin, or retreat space. Additional updates include new shingles (2017) and new flooring (2019). Located just minutes from Gregoire Lake and with quick access to recreational trails, this property offers the perfect blend of peaceful acreage living with proximity to outdoor adventure. Whether you're seeking space to grow, room to play, or a serene escape from city life, 103 Donovan Drive delivers. Don't miss your chance—book your private tour today!