

915 Argue Drive  
Hanna, Alberta

MLS # A2194241



# \$479,000

<b>Division:</b>	Hanna		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,302 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Close to Clubhouse, L		

<b>Heating:</b>	Boiler, Combination, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** Hot tub, TV and Sound System in upstairs living room, TV Stand in basement, Garden Shed, and Garage Door Remotes

Stunning 5-Bedroom, 4-Bathroom home in a tranquil neighborhood. Nestled in a peaceful, family-friendly neighborhood, this meticulously maintained home offers 5 spacious bedrooms and 4 beautifully updated bathrooms. Ideally located near the hospital, medical clinic, and golf course, convenience is at your doorstep. Step inside to discover recent upgrades throughout, including modern appliances, elegant quartz countertops in the kitchen, bathrooms, and bar area, as well as newer windows, flooring, heating systems, and light fixtures. The home also boasts freshly replaced toilets and sinks for added peace of mind. Upstairs, you'll find 3 generously-sized bedrooms, including a luxurious primary suite complete with a large ensuite and walk-in closet. The main floor is designed for both function and comfort, featuring a grand entry, formal living and dining rooms, a cozy kitchen with an inviting eating nook, and a spacious living room with a charming wood-burning fireplace (gas assist). A convenient half bath and laundry room complete the main level, with easy access to the attached 2-car garage. Step outside onto the expansive deck and unwind in your private backyard oasis. Enjoy the serene open field behind you with no immediate neighbors, as well as a lush lawn featuring newly installed sod. A 5-year-old hot tub provides the perfect spot to relax year-round. The fully finished basement offers 2 additional bedrooms, a massive recreation room, a full bathroom, a wet bar, and a large furnace/storage room. Stay warm during the winter months with forced air heating and in-floor heating both downstairs and in the garage. Central air conditioning ensures comfort during summer's hottest days. The home is equipped with underground sprinklers to keep the lawn vibrant all summer long, while permanent under-eave lighting can be programmed to create a festive ambiance for any

season or holiday. Move-in ready and brimming with thoughtful details, this exceptional home is one you need to see to fully appreciate. Call today to schedule a private viewing and check out the 3D Virtual Tour at [https://youriguide.com/915\\_argue\\_dr\\_hanna\\_ab](https://youriguide.com/915_argue_dr_hanna_ab)