

# \$479,000 - 915 Argue Drive, Hanna

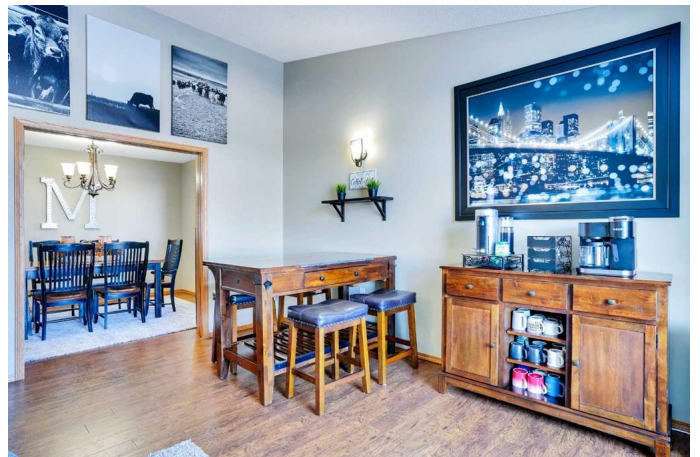
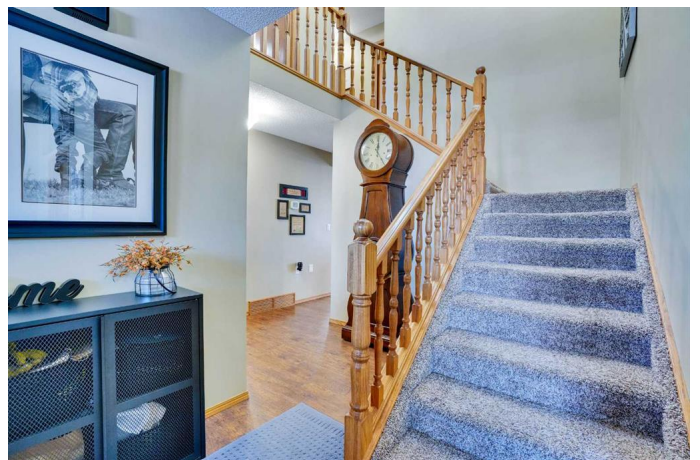
MLS® #A2194241

**\$479,000**

5 Bedroom, 4.00 Bathroom, 2,302 sqft  
Residential on 0.15 Acres

Hanna, Hanna, Alberta

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)

Built in 1989

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2194241    |
| Price          | \$479,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 2,302       |
| Acres          | 0.15        |
| Year Built     | 1989        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 915 Argue Drive |
| Subdivision | Hanna           |
| City        | Hanna           |
| County      | Special Area 2  |

|             |         |
|-------------|---------|
| Province    | Alberta |
| Postal Code | T0J 1P0 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Parking Spaces | 4                                  |
| Parking        | Double Garage Attached, Off Street |
| # of Garages   | 2                                  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Quartz Counters, Vinyl Windows, Walk-In Closet(s), Wet Bar, Central Vacuum                           |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Window Coverings, Bar Fridge |
| Heating           | Fireplace(s), Forced Air, Boiler, Combination  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot, Back Lane, Close to Clubhouse, Lawn, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle  |
| Construction      | Concrete, Wood Frame   |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 15th, 2025 |
| Days on Market | 79                  |
| Zoning         | R1                  |

### Listing Details

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

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