

# \$780,000 - 262022 Hwy 27, Rural Kneehill County

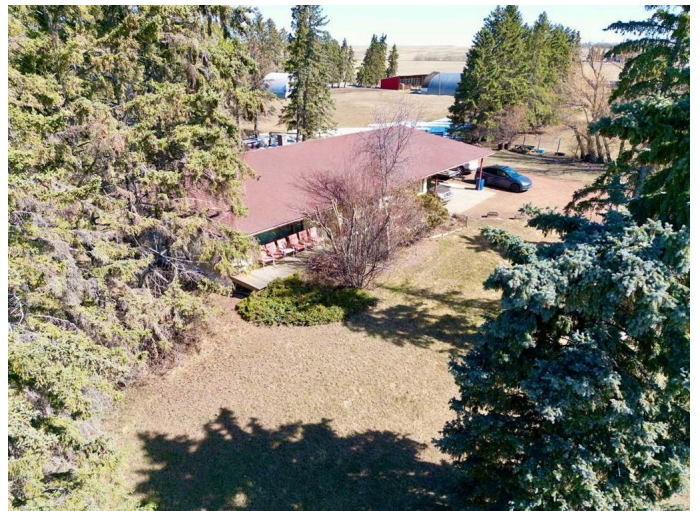
MLS® #A2197272

## \$780,000

3 Bedroom, 2.00 Bathroom, 1,455 sqft  
Residential on 8.67 Acres

NONE, Rural Kneehill County, Alberta

Here is a great property that offers 8.67 ACRES that is waiting for you to enjoy the COUNTRY LIFE!! Start with the lovingly cared for custom built BUNGALOW that provides 1455 square feet of great space for the FAMILY and entertaining. As you enter into the kitchen you are sure to appreciate the large east and south windows that allows the sunlight to stream in and is ideal for keeping an eye on things in the yard. The eat-in kitchen is nicely set up for informal dining with window benches nestled in the corner as well there is a BREAKFAST ISLAND with seating for 5. You will find ample cabinets within the well laid out kitchen and a gas stove sure to be appreciated by the cook! Just off the kitchen is a more formal dining area and living room which are both big enough to host the whole gang. Finishing off the main floor you will find the three bedrooms, a 4pce bathroom and a combination LAUNDRY, mud room with a sink, toilet and shower. Lower lever boasts a HUGE FAMILY ROOM with a wood burning FIREPLACE, two rooms with closets but no windows, a shelved storage room, a COLD ROOM and a walk-up door to the back yard. The recent years has seen some refreshing including paint, flooring, new toilet, hot water tank as well as shingles on house and carport in 2011. The DOUBLE DETACHED GARAGE and carport will be appreciated and makes the comings and goings easy. The 40x60 QUONSET/BARN has a hydrant and there is a 32x32 WORK SHOP as well the acreage is



well treed with a seasonal dug-out, LARGE ANIMAL SHELTER, 2 waterers (one isn't hooked-up so not warranted) cross-fenced and corrals. Situated on PAVEMENT on the east side of Torrington which is CENTRALLY LOCATED east of Olds, west of Trochu and Three Hills. Pride of ownership is evident throughout this great property.

Built in 1958

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2197272                         |
| Price          | \$780,000                        |
| Bedrooms       | 3                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,455                            |
| Acres          | 8.67                             |
| Year Built     | 1958                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 262022 Hwy 27         |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T0M 2B0               |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Garage Faces Front, Attached Carport |
| # of Garages   | 2  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar   |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas   |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning, Basement  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Walk-Up To Grade  |

## Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Private Yard                       |
| Lot Description   | Fruit Trees/Shrub(s), Level, Treed |
| Roof              | Asphalt Shingle, Metal, Mixed      |
| Construction      | Wood Frame, Metal Siding           |
| Foundation        | Poured Concrete                    |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 47              |
| Zoning         | A               |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | RE/MAX ACA Realty |
|----------------|-------------------|

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