

# \$995,000 - 311037a Range Road 222, Rural Kneehill County

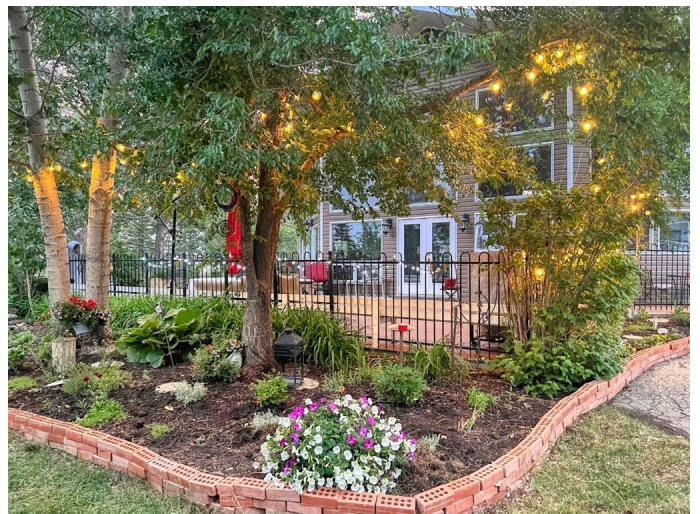
MLS® #A2201792

**\$995,000**

6 Bedroom, 5.00 Bathroom, 4,134 sqft  
Residential on 20.00 Acres

NONE, Rural Kneehill County, Alberta

Right from the moment you turn off the public road through the gate and drive up the treed lane way you will realize this is more than your average property. This home is amazing, bright, cheery, wide open, great space for entertaining and hosting large groups, or how about turn it into a "Bed and Breakfast" type place. It lends itself to that in many ways, three big bedrooms, each has its own en-suite, upstairs sitting area with two hideaway bedrooms off of it. Massive kitchen dining area featuring white cabinetry and more than a few feet of granite counter tops. From the main floor area there is a very impressive winding staircase which leads to the upper sitting room and hideaway bedrooms. Lets check out the yard and out buildings, 25x23 garage an oversized garage 29 x 43 and a quonset 40 x 60 that is divided into two parts. The front larger area could be utilized as a recreation area or whatever suited your needs. and a living quarters in the back, currently it is occupied. Beautiful grounds including two ponds (one pond has trout in). Flowers and more flowers in season, walking paths a small cabin near the pond, this is serenity at its best. Enough acres (20) to have a couple or more horses Words can't do it justice, come have a look yourself. Two wells service the property, one for the quonset and cabin and the other for the house.



Built in 1992

## Essential Information

MLS® #	A2201792
Price	\$995,000
Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	4,134
Acres	20.00
Year Built	1992
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

## Community Information

Address	311037a Range Road 222
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M 2A0

## Amenities

Parking Spaces	10
Parking	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Detached, Heated Garage, Paved, Parking Lot
# of Garages	3

## Interior

Interior Features	Bookcases, Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Beamed Ceilings
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air

Basement None

## Exterior

Exterior Features Fire Pit, Private Entrance, Awning(s)

Lot Description Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Many Trees, Treed, Views, Paved

Roof Metal

Construction Vinyl Siding, Wood Frame

Foundation Slab

## Additional Information

Date Listed March 19th, 2025

Days on Market 19

Zoning Agricultural District

## Listing Details

Listing Office RE/MAX real estate central alberta

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. 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.