

# **\$878,000 - 263077 Twp Rd 304, Rural Kneehill County**

MLS® #A2224503

**\$878,000**

5 Bedroom, 3.00 Bathroom, 1,719 sqft  
Residential on 17.21 Acres

NONE, Rural Kneehill County, Alberta

Are you looking for the perfect acreage within 1 hour of the Calgary airport? Under 40 minutes to Airdrie and Olds. Pavement to the driveway! At this 17.21 acre turn key property you can grow your own food in the fully fenced garden, with raised beds and archways and the secondary garden bed ready to be rearranged to your liking. Raise your own beef with 15+ acres of fully fenced pasture, or pork and chicken in the already established enclosures. Fill the spacious chicken coop with your choice of fowl for eggs. The 2,593 of total sq ft developed bungalow has been completely and tastefully renovated over the past years. Including roof (2020), septic (2018), HWT (2025). With new floors and paint, this home is ready for its new owners. It encompasses vintage farmhouse charm while being updated with modern features. The main living areas' open concept design is flooded with natural light and beautiful sunset views. Four bedrooms and 2 full baths (3pc and 4pc) on the main floor creates a perfect opportunity for a growing family. The basement not only provides more living space with a living room and bedroom and half bath, but there is plenty of storage with built-in shelving. The home runs on MUNICIPAL WATER, and has a functional well for outdoor seasonal use. The main outbuilding's open concept, concrete floor, natural gas and electricity creates great versatility for either a shop or a barn. The single car garage provides more storage or parking. Natural gas is also



plumbed to the clearing across the house and awaits for your choice of building to be designed. The circle driveway has been thoughtfully installed for school bus pickup directly at the front door, or easy turn around for larger loads. Enjoy all the privacy with this acreage mature trees and endless nature views of the seasonal stream bed behind the house all while being close enough to all amenities for convenience. Donâ€™t wait to enjoy your summer here! Schedule your private viewing today!

Built in 1968

**Essential Information**

MLS® #	A2224503
Price	\$878,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,719
Acres	17.21
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

**Community Information**

Address	263077 Twp Rd 304
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M 0A0

**Amenities**

Utilities	Electricity Connected, Natural Gas Connected, See Remarks, Water
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	Connected
Parking Spaces	4
Parking	Single Garage Detached
# of Garages	1

### Interior

Interior Features	Built-in Features, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Gas Stove
Heating	Forced Air, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Master Bedroom
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Playground, Private Yard
Lot Description	Back Yard, Front Yard, Irregular Lot, No Neighbours Behind, Other, Private, See Remarks, Views
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, See Remarks, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 26th, 2025
Days on Market	42
Zoning	CR / non-farm

### Listing Details

Listing Office	Century 21 Masters
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