



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

331039-Rge. Rd.242
Rural Kneehill County, Alberta

MLS # A2223797



\$999,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,329 sq.ft.	Age:	1990 (35 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, RV Access/Parking, Workshop in Garage		
Lot Size:	17.91 Acres		
Lot Feat:	Irregular Lot, Landscaped, Views		

Heating:	Baseboard, In Floor, Hot Water, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Other
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	11-33-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AB - Alberta
Foundation:	Poured Concrete	Utilities:	Electricity Paid For, Heating Paid For, Phone Paid For
Features:	Breakfast Bar, Dry Bar, French Door, Jetted Tub, Kitchen Island, Open Floorplan		

Inclusions: N/A

This home has space for a large family to enjoy, over 4300 sq. ft. up and down. For the entertainer a very large dining and living room area, large kitchen with floating island and serving bar. This great room adjoins a 16 x 32 mainly covered deck south facing for lasting sunshine. 4 Bedrooms and 2 baths on main. With 3 very large rooms in the basement the Rec Space can suit so many options for fun or hobbies. Out side there is a 40 x 52 heated shop with washroom and mezzanine, 20 x 40 front concrete apron, a barn with box stalls and center alley, lean to shelter pen, all on fully fenced 15 pasture acres with trees, rolling hills and a spring on it. More Acres, and Additional Light Industrial Shop with more acres could be made available.