



GRASSROOTS
REALTY GROUP

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262022 HWY 27
Rural Kneehill County, Alberta

MLS # A2251664



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,553 sq.ft.	Age:	1958 (67 yrs old)
Beds:	3	Baths:	2
Garage:	Attached Carport, Double Garage Attached, Garage Faces Front		
Lot Size:	8.67 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Level, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Pump, Septic Tank
Roof:	Asphalt Shingle, Metal, Mixed	Condo Fee:	-
Basement:	Full	LLD:	3-33-26-W4
Exterior:	Metal Siding , Wood Frame	Zoning:	A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Chest Freezer

Imagine the possibilities on this remarkable 8.67 acre property, meticulously set up for whatever your heart desires. Whether you envision a thriving equestrian venture, a small-scale feedlot, or simply a tranquil family retreat, this acreage delivers (County approval may be required). The thoughtfully designed 1553 square foot bungalow offers an inviting sanctuary with a bright, eat-in kitchen bathed in natural light, featuring an island with seating for four and a gas stove - perfect for casual meals. A more formal dining area and spacious living room are ready to host all your gatherings. Step onto the deck off the sitting room and enjoy picturesque views of the front lawn and mature treed garden. Three generous bedrooms, a 4-piece bathroom, and a practical laundry/mudroom with an extra shower complete the main level. Downstairs, a sprawling family room with a cozy wood-burning fireplace creates the ideal spot for relaxation. You'll also find two additional rooms with closets (easily adapted to your needs), a cold room, and a convenient walk-up exit to the backyard. Recent updates ensure peace of mind, including fresh paint, new flooring, and a hot water tank, plus shingles on the house and carport were updated in 2011. Beyond the home, the outdoor amenities are equally impressive! A double detached garage and carport offer convenient parking, and you'll find ample parking space for 8-10 vehicles on the property. The incredible 40x60 Quonset/barn with a hydrant, along with a 32x32 workshop featuring a concrete floor and 220V power (ideal for welding), provide immense space for projects, storage, or potential business ventures. This well-treed acreage features a seasonal dug-out, a large 120x24 animal shelter, and strategically placed connection pens for easy animal movement and resting areas. Most of the property boasts enclosed fencing,

ensuring the safety and security of your animals. Perfectly situated on pavement on the east side of Torrington this property boasts a central location for an easy commute. You're just 20 minutes from Olds, Three Hills and Trochu, with convenient access to Highway 21 and Highway 2. Pride of ownership is evident throughout this truly exceptional property....come discover your rural dream!