



**GRASSROOTS**  
REALTY GROUP

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**322060 Range Road 261**  
**Rural Kneehill County, Alberta**

**MLS # A2255496**



**\$515,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	1960 (65 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	4.84 Acres		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Other
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Other
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	14-32-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Recreational District
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Power back-up system - Generator, Sheds

Nestled between Olds and Didsbury, this 4.84 acre retreat combines privacy, rural charm, and modern convenience. Surrounded by tall evergreens with sweeping Rocky Mountain views, the property welcomes you with a gated entrance, paved driveway to the house, and approx 66'x70' paved backyard pad, ideal for basketball or multi-purpose recreation. The raised bungalow features four bedrooms with a versatile walkout lower level. The open concept main floor blends the living, dining, and kitchen spaces, anchored by a cozy wood burning fireplace/stove, and extends to a covered deck for year-round enjoyment. This level also includes a spacious 4 pc bath, the primary bedroom, and a second bedroom. The walkout level offers two more bedrooms, a large family room, laundry, and a half bath. Peace of mind comes with the Generac back-up power system, while the oversized greenhouse, fenced pasture, and firepit invite a sustainable, outdoor lifestyle. Outbuildings include an oversized insulated storage shed and a rustic bunkhouse for hobbies or guests. Well is close to neighbors house and septic is near the RV. Perfect for a hobby farm or a private family retreat, this property is located just 10 minutes from Didsbury and 15 minutes from Olds, where you'll find schools, shopping, restaurants, and amenities. Calgary International Airport is only an hour's drive, making this an ideal balance of country living and accessibility. Zoned Recreational District, this property opens the door to a variety of opportunities from creating your own private retreat or hobby farm to exploring future recreational, agri-tourism, or small scale business ventures (with county approval).