



284009 Range Road 225
Rural Kneehill County, Alberta

MLS # A2243641



\$450,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,520 sq.ft.	Age:	1970 (56 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Heated Garage, Insulated, Oversized, Single Garage Attached, Workshop in C		
Lot Size:	4.00 Acres		
Lot Feat:	Corner Lot, Irregular Lot, Views		

Heating:	Forced Air	Water:	Co-operative, Well
Floors:	Carpet, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-28-22-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home		

Inclusions: N/A

Here's your chance to own a beautiful 4-acre parcel in the countryside—just under 55 minutes from Calgary! Nestled beside a scenic coulee with a small pond, this spacious 1,500+ sq. ft. bungalow offers the perfect blend of rural charm and practical potential. The home features three bedrooms and 1.5 bathrooms, with a framed basement ready for development—just waiting for your personal touch. Finish it off and complete a few remaining renovations on the main floor to instantly add value and equity. Additional highlights include: Two insulated barns/workshops 36mX18m—both built in 2022 Attached garage/workshop Two decks, including a massive 24' x 14' west-facing deck for ultimate privacy New hot water tank Highly insulated foundation Abundant electrical power Well + municipal water for reliable supply Second driveway access —ideal for future development, additional buildings, or a large workshop This home offers incredible potential for a renovation project, flip, or a dream home with built-in equity. With this much land and infrastructure at such an affordable price, it's a rare find in today's market.