



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

Rural
Rural Kneehill County, Alberta

MLS # A2305489



\$1,049,900

Division:	NONE		
Cur. Use:	Agricultural, Cattle, Farm, Pasture		
Style:	Bungalow		
Size:	2,004 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	-		
Lot Size:	43.42 Acres		
Lot Feat:	Creek/River/Stream/Pond, Farm, Few Trees, Pasture, Private, Yard Lights		

Heating:	In Floor, Natural Gas	Water:	Dugout, Private, Well
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Near Town:	Acme
Basement:	None	LLD:	32-29-25-W4
Exterior:	-	Zoning:	Agricultural District
Foundation:	Piling(s), Slab	Utilities:	Natural Gas Paid, Electricity Connected, Natural Gas
Features:	Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Major Use:	Calf, Cow, Hobby Farm, Mixed, Pasture		

Discover the perfect blend of functionality and rural charm with this fully equipped cattle operation set on a beautifully maintained, scenic acreage complete with a natural creek. Thoughtfully designed for efficiency and ease of use, this property is ideal for start-up farmers, hobby ranchers, or those looking to expand their operation. The inviting 2-bedroom bungalow offers a warm and practical layout suited for everyday living. The spacious primary suite features a 4-piece ensuite and oversized walk-in closet/storage area, while the second bedroom is ideal for guests, a home office, or family. The bright kitchen and dining area is highlighted by floor-to-ceiling custom cabinetry, and the generous living room provides the perfect space for relaxing or entertaining. In-floor heating and on-demand hot water ensure year-round comfort and efficiency. Adding to the home's efficiency is a professionally installed 36-panel Polaron solar energy system, reducing your environmental footprint while significantly lowering monthly utility costs. Well-established infrastructure includes a fully serviced barn with hay loft and stalls, 8 cattle shelters, and 6 automatic waterers. The acreage is fully fenced and cross-fenced, allowing for seamless pasture rotation and livestock management. Step outside to a private rear deck and take in peaceful sunrise views over your land. The fenced yard adds convenience and security for children and pets. Enjoy the tranquility of country living without sacrificing proximity to nearby amenities. With excellent potential for livestock or custom grazing, and flexibility for horses, goats, or poultry, this property offers both lifestyle and income opportunities. A rare chance to own a well-priced, move-in ready farm with quality improvements already in place—ready to support your next chapter.

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