



**244024 Township Road 284  
Rural Kneehill County, Alberta**

**MLS # A2313584**



**\$850,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | NONE  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Acreage with Residence, Bungalow  |               |                   |
| <b>Size:</b>     | 1,743 sq.ft.  | <b>Age:</b>   | 1970 (56 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached  |               |                   |
| <b>Lot Size:</b> | 13.78 Acres   |               |                   |
| <b>Lot Feat:</b> | Farm, Low Maintenance Landscape, Many Trees, No Neighbours Behind, Priv |               |                   |

|                    |   |                   |                             |
|--------------------|---|-------------------|-----------------------------|
| <b>Heating:</b>    | Boiler, In Floor, Fireplace(s), Forced Air  | <b>Water:</b>     | Well                        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank   | <b>Sewer:</b>     | Open Discharge, Septic Tank |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -                           |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | 29-28-24-W4                 |
| <b>Exterior:</b>   | Composite Siding, Wood Frame  | <b>Zoning:</b>    | CR                          |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -                           |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Storage, Sump Pump(s) |                   |                             |

**Inclusions:** Garage refrigerator, basement freezer, piano

Escape to the peace and privacy of country living on this beautifully maintained 13+ acre property, ideally located just off Highway 9 &mdash; only 15 minutes to Beiseker, 20 minutes to Acme, 45 minutes to Drumheller, and approximately 1 hour to the Calgary Airport. Lovingly cared for by the same family for generations, this fully developed bungalow was originally built in the early 1970s and thoughtfully expanded and renovated in 2013. The renovation included a stunning farmhouse-style kitchen, main floor laundry, spacious entryway with in-floor heat, and an oversized single attached garage also featuring in-floor heat, sink, and ample room for freezers, an extra fridge, and workshop space. The open-concept main level is warm and welcoming with a gas fireplace, large south-facing windows overlooking the yard, and a beautifully designed kitchen complete with a large central island, breakfast bar, walk-in pantry, and spacious dining area. Garden doors lead to the west-facing updated composite deck &mdash; the perfect place to enjoy prairie sunsets. A large front porch complete with a classic porch swing offers another inviting space to relax and take in the peaceful surroundings. The main floor offers 3 bedrooms and a spacious 4-piece bathroom, while the fully developed basement includes a large additional bedroom, 3-piece bathroom, and a cozy wood-burning fireplace anchors the family room. Outside, the mature trees and shrubs surrounding the property create exceptional privacy and shelter. Low-maintenance landscaping, ample space for gardens, and four versatile outbuildings &mdash; including 3 quonsets and a shop &mdash; make this property ideal for hobby farming, storage, or acreage living at its finest. Additional highlights include an excellent drilled well water supply and plenty of room to grow, work, and enjoy the outdoors. A rare

opportunity to own a truly cared-for country property with space, functionality, and timeless charm.