



**TWP 264056 Hwy 27
Rural Kneehill County, Alberta**

MLS # A2314147



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,478 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Triple Garage Attached		
Lot Size:	3.85 Acres		
Lot Feat:	Garden, Landscaped, No Neighbours Behind, Pasture, Private		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	5-33-26-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Crown Molding, Granite Counters, Kitchen Island, Pantry, Separate Entrance, Soaking Tub, Sump Pump(s), Vinyl Windows

Inclusions: Hay Shelter, Horse Shelter with tack room, Waterers, Firepit, Playset, Moveable Island (basement), Shed

Beautiful Walkout Bungalow set on 3.85 acres, ideally located 15 minutes east of Olds and centrally between Red Deer (45 mins) and Calgary (1 hour), offering an easy commute and peaceful country living. A welcoming Covered Front Porch leads into a Spacious Entry Way and bright main floor filled with Large Windows. 9 ft Ceilings throughout the home. The living room features a cozy Gas Fireplace, flowing into the kitchen with Cherry Wood Cabinetry, Granite Counter Tops, Island and Corner Pantry. The adjoining dining area opens onto a Covered Deck overlooking the pasture - perfect for morning coffee or quiet evenings. The main level includes 2 Bedrooms, including a generous primary suite with Walk-in Closet and 4 piece Ensuite. Main Floor Laundry and a Mudroom with garage (25x34) access add everyday convenience. The property is fully Set Up for Horses with Fencing and Waterers, along with beautifully landscaped grounds, fruit trees, and a Firepit area. The Fully Developed Walkout Basement is bright and inviting with Large Windows overlooking the backyard. It features a Modern 2nd Kitchen, Dining Area, Family Room with a Gas Fireplace, 2 Additional Bedrooms, a 4 piece Bathroom, Separate Laundry area, Private Entrance - ideal for extended family, guests or room-mates. A Lower Deck extends your living space outdoors, while In-Floor Heating, ample Storage, and thoughtful design enhance comfort year round. The property is fenced, waterers installed. Recent Upgrades include: Shingles (5 years ago), a New Dishwasher (upstairs). A rare opportunity to enjoy peaceful acreage living with an easy commute. Your own private piece of paradise awaits.