



**140014 Township Road 150
Rolling Hills, Alberta**

MLS # A2315919



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,981 sq.ft.	Age:	1983 (43 yrs old)
Beds:	3	Baths:	2
Garage:	None		
Lot Size:	7.40 Acres		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Many Trees, Underground Sprinklers, Views		

Heating:	Baseboard, Boiler, Natural Gas	Water:	Cistern, Public
Floors:	Laminate, Vinyl	Sewer:	Lagoon, Pump, Septic System, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	1-15-14-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	610 Res-Acreage
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Water
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, Storage, Sump Pump(s)		

Inclusions: none

Welcome to your own little slice of country paradise — where the grass is green, the trees provide actual shade (a rare prairie luxury), and there's enough space to finally justify buying that tractor you've been eyeing online. Situated on 7.4 beautifully landscaped acres just 0.5 km from Rolling Hills, this 1,981 sq.ft. bungalow offers the perfect balance of peaceful country living and practical convenience. With 3 bedrooms and 2 bathrooms, there's plenty of room for family, guests, or that one friend who "just needs a place for a couple weeks." This home has seen some major updates over the years including updated windows, new siding, a durable metal roof, and upgraded insulation for improved efficiency and comfort. Solar panels help keep energy costs in check — because adulthood is easier when utility bills don't attack your wallet every month. Outside is where this property really flexes. The fully irrigated lawn with Eastern Irrigation District water and mature trees create a private, park-like setting that's perfect for relaxing, entertaining, or pretending you're running a luxury acreage retreat. The pergola-covered deck is made for summer BBQs, morning coffees, and avoiding responsibilities for "just five more minutes." Need space for hobbies, projects, toys, or equipment? The massive 54'x54' shop is ready for action. Horse lovers will also appreciate the corrals and open space, while everyone else will simply appreciate having room to breathe. Add in city water, incredible landscaping, and a location just minutes from Rolling Hills, and you've got an acreage that checks all the boxes — with a little personality too. Country roads, big skies, and zero condo fees. Sounds pretty good, doesn't it?