



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

311037A Range Road 222
Rural Kneehill County, Alberta

MLS # A2316122



\$949,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,107 sq.ft.	Age:	1992 (34 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	20.00 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Landscaped		

Heating:	In Floor, Natural Gas, Zoned	Water:	Well
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	Open Discharge
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	11-31-22-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	Agricultural District
Foundation:	Slab	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Open Floorplan, Pantry		

Inclusions: Stove and Refrigerator in Quonset

From the moment you leave the public road, pass through the gate, and make your way up the beautifully treed laneway, you will immediately realize this is far more than an average property. This extraordinary estate offers a rare blend of charm, space, privacy, and endless potential. Currently being utilized as a Bed and Breakfast, here may be your opportunity to build from current business. The home itself is absolutely stunning — bright, welcoming, and thoughtfully designed with wide-open living spaces ideal for entertaining, hosting large gatherings, or even operating a charming bed-and-breakfast-style retreat. The layout lends itself perfectly to hospitality, featuring three spacious bedrooms, each complete with its own private en-suite. Upstairs, you will find a cozy sitting area with two additional hideaway bedrooms tucked away off the space, creating a warm and inviting atmosphere for guests or family. The massive kitchen and dining area is truly the heart of the home, displaying beautiful white cabinetry, an abundance of granite countertops, and plenty of room for cooking, dining, and entertaining. From the main floor, an impressive winding staircase leads to the upper-level sitting room and additional bedrooms, adding elegance and character to the home. Outside, the property continues to impress with exceptional outbuildings and breathtaking grounds. There is a 25 x 23 garage, an oversized 29 x 43 garage, and a 40 x 60 Quonset divided into two sections. The larger front section offers endless possibilities — ideal for a recreation space, workshop, event area, or customized use to suit your needs. The rear section contains living quarters, which are currently occupied. The beautifully landscaped grounds are nothing short of serene, featuring two picturesque ponds — one stocked with trout — along with vibrant seasonal flowers,

peaceful walking paths, and a charming small cabin nestled near the water. This property truly captures serenity at its finest. With 20 acres of land, there is ample room for horses or a hobby farm lifestyle while still maintaining privacy and tranquillity. Two separate wells service the property: one dedicated to the Quonset and cabin, and the other servicing the main house. Words simply cannot do this remarkable property justice — it must be experienced in person to genuinely appreciate everything it has to offer.