



GRASSROOTS
REALTY GROUP

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#1 Saddle Up Estates Rural Kneehill County, Alberta

MLS # A2324972



\$795,000

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: Shelter w/tack room, Hay Shelter, Play Set (as is), Waterers

If you've been craving space, privacy, and a break from city life but don't want to give up convenience - this 3.85 acre WALKOUT BUNGALOW is the balance you've been looking for. Just 15 mins east of Olds, centrally located between Red Deer (45 mins) and Calgary (1 hr). Set in a friendly acreage community with SCHOOLS, SHOPPING, and MEDICAL SERVICES close by, this is a life-style upgrade without feeling isolated. Room for KIDS, DOGS, HOBBIES, and HORSES, plus space to actually slow down and enjoy where you live. Inside, you get a modern, open feel with 9 ft CEILINGS on BOTH LEVELS, tons of NATURAL LIGHT and GAS FIREPLACES on EACH FLOOR for cozy year-round living. The kitchen is built for real life - CHERRY CABINETRY, GRANITE COUNTERS, ISLAND, CORNER PANTRY- opening onto a COVERED DECK overlooking wide open pasture. Main floor includes 2 BEDROOMS, including a comfortable primary room with a WALK-IN CLOSET + ENSUITE, MAIN FLOOR LAUNDRY and MUDROOM with direct garage access (25x34). The WALKOUT BASEMENT adds serious flexibility with a SECOND KITCHEN, FAMILY ROOM w/FIREPLACE, 2 BEDROOMS, FULL BATH, SEPARATE LAUNDRY, and PRIVATE ENTRANCE - perfect additional space for families living with aging parents, extended guests/family stays, or a summer kitchen space to prepare all of your garden goodies! It opens onto a COVERED LOWER DECK for easy indoor-outdoor living. Fully set up for horses with FENCING and AUTO WATERERS, SHELTER, FIRE PIT AREA and useable land that actually gets enjoyed - not just maintained. Space, freedom, and flexibility - without giving up access to everything you still need.

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