



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

250035 Township Road 304
Rural Kneehill County, Alberta

MLS # A2334066



\$950,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,021 sq.ft.	Age:	1926 (100 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, See Remarks		

Heating:	Forced Air, See Remarks	Water:	Co-operative
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	24-30-25-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, See Remarks		

Inclusions: N/A

Country roads, open skies, and room to live the lifestyle you've been dreaming about. Welcome to this beautifully landscaped 10-acre horse acreage where the pace slows down and life revolves around family, horses, and the outdoors. Whether your day begins with feeding the horses, working in the shop, tending a garden, or simply enjoying a quiet coffee on the porch, this is a property that invites you to embrace country living without giving up modern conveniences. The comfortable 2,000 sq. ft. one-and-a-half storey home has a warm, welcoming character that reflects the simplicity and charm of rural life. It's the kind of home where people are welcome, home-cooked meals are shared around the table, and memories are made after long days spent outdoors. Designed with horse enthusiasts in mind, the property features a 49' x 29' barn, a second 79' x 49' barn complete with a tack room and round pen, an outdoor arena, an 18' x 18' horse shelter, and a 70' x 30' shop with a concrete floor and 220-volt power. Whether you have horses, livestock, equipment, or simply enjoy having room for projects and hobbies, the possibilities here are endless. Beautiful, mature trees and landscaping create a private, park-like setting while the paved road and municipal water connection provide conveniences rarely found on country properties. Enjoy the best of both worlds with small-town amenities just minutes away and an easy commute to the city when work or shopping calls. This is more than just an acreage—it's a place to build a life. Bring your family, horses, your dreams, and your appreciation for wide-open spaces. The country lifestyle you've been waiting for begins here. Great opportunity. Call today.