



GRASSROOTS
REALTY GROUP

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#1 Saddle Up Estates Rural Kneehill County, Alberta

MLS # A2349130



\$779,900

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, Driveway, Triple Garage Attached		
Lot Size:	3.85 Acres		
Lot Feat:	Garden, Landscaped, No Neighbours Behind, Pasture, Private		

Heating:	In Floor, Forced Air, Natural Gas	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 w/ tack room, Auto-waterers, Firepit, Play Set (as is), Moveable Island (basement), Shed		

This is the kind of acreage you can picture your family growing into. Room for the kids, space for the horses, a place for grandparents to visit, or live comfortably, and enough room for everyone to come together without ever feeling crowded. Set on 3.85 acres, this beautifully maintained walkout bungalow offers the freedom of country living without giving up the convenience of town. You're minutes from the Mountain View County boundary, minutes west of Torrington and just 15 minutes east of Olds, putting the hospital, college, shopping, restaurants and everyday amenities close at hand. There is no HOA. There is a small community arena available for a small per-use fee, with the Wimbourne arena only 8 minutes away. And if horses are part of your dream lifestyle, you're already ahead of the game. The property is fenced and horse-ready with automatic waterers, hay shelter, there's a garden area and room to enjoy the outdoors. Saddle up and ride your horses around the community. Inside, the home feels just as spacious as the acreage. The main level offers just under 1,500 sq. ft., 9-ft ceilings and big windows that bring the pasture views right into the home. The open-concept kitchen, dining and living areas are made for the way families actually live—morning coffee together, kids gathered around the island, Sunday dinners, holiday entertaining and evenings when everyone simply wants to be in the same space. The kitchen features cherrywood cabinets, granite countertops and a corner pantry, with the dining area opening onto a large covered deck. Imagine coffee here in the morning, a BBQ with friends in the evening or watching the horses while the seasons change. The primary bedroom is spacious, with a walk-in closet most people will wish they had, plus an ensuite with a large soaker tub, private toilet area and generous vanity. A second bedroom,

4-piece bath, main-floor laundry/mudroom and plenty of storage complete this level. A gas fireplace anchors the living room. Then head downstairs and you'll find an entire second living space—another large family room with a gas fireplace, additional kitchen and dining area, two generously sized bedrooms, a 4-piece bath and in-floor heat. The lower kitchen/dining area could easily be converted into a fun games room with a well-equipped wet bar. The walkout leads to a ground-level patio, while a second laundry/mudroom provides convenient separate access to the triple attached garage. There is room here for the toys, the hobbies, the horses, the family and the memories. Whether you're raising a family, bringing generations together, downsizing from a larger farm or simply looking for a home where everyone has room to breathe—this acreage is worth experiencing in person.