

**331039-Rge. Rd.242**  
**Rural Kneehill County, Alberta**

**MLS # A2223797**

# \$999,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,329 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Heated Garage, RV Access/Parking, Workshop in Garage		
<b>Lot Size:</b>	17.91 Acres		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Views		

<b>Heating:</b>	Baseboard, In Floor, Hot Water, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Other
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	11-33-24-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	AB - Alberta
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Paid For, Heating Paid For, Phone Paid For
<b>Features:</b>	Breakfast Bar, Dry Bar, French Door, Jetted Tub, Kitchen Island, Open Floorplan		

**Inclusions:** N/A

This home has space for a large family to enjoy, over 4300 sq. ft. up and down. For the entertainer a very large dining and living room area, large kitchen with floating island and serving bar. This great room adjoins a 16 x 32 mainly covered deck south facing for lasting sunshine. 4 Bedrooms and 2 baths on main. With 3 very large rooms in the basement the Rec Space can suit so many options for fun or hobbies. Out side there is a 40 x 52 heated shop with washroom and mezzanine, 20 x 40 front concrete apron, a barn with box stalls and center alley, lean to shelter pen, all on fully fenced 15 pasture acres with trees, rolling hills and a spring on it. More Acres, and Additional Light Industrial Shop with more acres could be made available.