

\$949,000 - 331067 Range Road 234, Rural Kneehill County

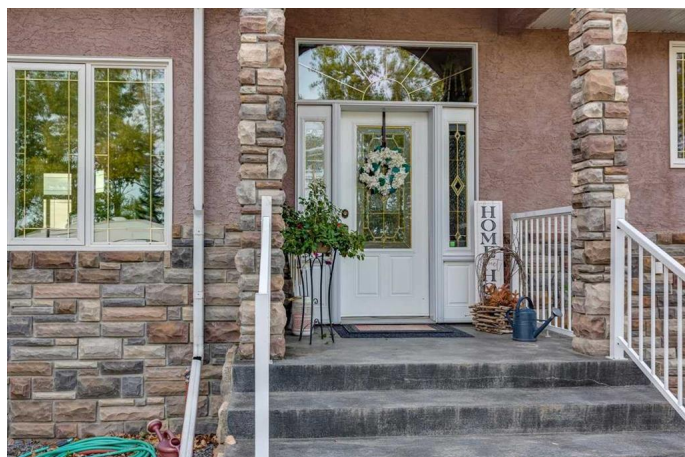
MLS® #A2170957

\$949,000

5 Bedroom, 4.00 Bathroom, 1,838 sqft
Residential on 10.13 Acres

NONE, Rural Kneehill County, Alberta

Experience Unparalleled Quality in This Executive Home. Welcome to a truly stunning property that embodies luxury and comfort in every detail. This magnificent executive home boasts tiger wood floor throughout the exquisite living space, offering breathtaking south views from Upper and lower walkout patios with stamped concrete for zero maintenance. All bathrooms with Onyx Counters and jet tub in Ensuite., and a large walk in closet with drawer organizers, Stereo speaker system throughout, brushed nickle plumbing fixtures and eco friendly toilets The home features exceptional quality, with full ICF block construction, and if you like green utilities this is on Geo Thermal Heat system, both basement and garage are floor heat. Direct heat from wood fireplace distributed through existing heat ducting throughout the home with added Styrofoam insulation on exterior walls. More energy savings with the "brass in" triple pane windows. Custom designed and crafted cabinetry fills this home and function for every storage need. For your fruits, canning and vegetables a true cold room. The exterior has been meticulously maintained, enhancing its grandeur and appeal. • From the front garden display with paved roundabout drive, to a 12'X53', 3 stall, 4 horse barn with protected watering area and wired and lighted as well as enclosed tack room. • A large attached floor heated triple



garage, floor drains and with expanded sized doors and middle stall raised door for various parking options. All this within walking distance to town and bring your horses to enjoy the 8 acres of pasture fully fenced with contained paddock area.

Built in 2004

Essential Information

| | |
|----------------|-------------------------------------|
| MLS® # | A2170957 |
| Price | \$949,000 |
| Bedrooms | 5 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,838 |
| Acres | 10.13 |
| Year Built | 2004 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Acreage with Residence, Split Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 331067 Range Road 234 |
| Subdivision | NONE |
| City | Rural Kneehill County |
| County | Kneehill County |
| Province | Alberta |
| Postal Code | T0M 2C0 |

Amenities

| | |
|----------------|--|
| Utilities | Electricity Connected, Natural Gas Not Available |
| Parking Spaces | 6 |
| Parking | RV Garage, Triple Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|---|
| Interior Features | Built-in Features, Breakfast Bar, Bookcases |
| Appliances | Dishwasher, Electric Stove, Refrigerator, Dryer, Garburator, Garage Control(s), Microwave Hood Fan, Washer, Water Distiller, Window Coverings, Water Purifier |
| Heating | Geothermal, Electric |
| Cooling | Full |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Great Room, Blower Fan, Circulating, Heatilator, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Finished, Walk-Out |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard |
| Lot Description | Many Trees, Views, Gentle Sloping, Landscaped, Pasture, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation | Poured Concrete, ICF Block |

Additional Information

| | |
|----------------|-------------------|
| Date Listed | October 4th, 2024 |
| Days on Market | 193 |
| Zoning | CR |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.