

# \$995,000 - 311037a Range Road 222, Rural Kneehill County

---

MLS® #A2201792

**\$995,000**

6 Bedroom, 5.00 Bathroom, 4,134 sqft  
Residential on 20.00 Acres

NONE, Rural Kneehill County, Alberta

Right from the moment you turn off the public road through the gate and drive up the treed lane way you will realize this is more than your average property. This home is amazing, bright, cheery, wide open, great space for entertaining and hosting large groups, or how about turn it into a "Bed and Breakfast" type place. It lends itself to that in many ways, three big bedrooms, each has its own en-suite, upstairs sitting area with two hideaway bedrooms off of it. Massive kitchen dining area featuring white cabinetry and more than a few feet of granite counter tops. From the main floor area there is a very impressive winding staircase which leads to the upper sitting room and hideaway bedrooms. Lets check out the yard and out buildings, 25x23 garage an oversized garage 29 x 43 and a quonset 40 x 60 that is divided into two parts. The front larger area could be utilized as a recreation area or whatever suited your needs. and a living quarters in the back, currently it is occupied. Beautiful grounds including two ponds (one pond has trout in). Flowers and more flowers in season, walking paths a small cabin near the pond, this is serenity at its best. Enough acres (20) to have a couple or more horses Words can't do it justice, come have a look yourself. Two wells service the property, one for the quonset and cabin and the other for the house.



Built in 1992

## Essential Information

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2201792                                  |
| Price          | \$995,000                                 |
| Bedrooms       | 6                                         |
| Bathrooms      | 5.00                                      |
| Full Baths     | 4                                         |
| Half Baths     | 1                                         |
| Square Footage | 4,134                                     |
| Acres          | 20.00                                     |
| Year Built     | 1992                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | Acreage with Residence, 1 and Half Storey |
| Status         | Active                                    |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 311037a Range Road 222 |
| Subdivision | NONE                   |
| City        | Rural Kneehill County  |
| County      | Kneehill County        |
| Province    | Alberta                |
| Postal Code | T0M 2A0                |

## Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                                          |
| Parking        | Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Paved, Parking Lot, Single Garage Detached |
| # of Garages   | 3                                                                                                                                                           |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Soaking Tub, Breakfast Bar, Beamed Ceilings, Bookcases, Chandelier, Granite Counters, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Refrigerator, Washer/Dryer, Window Coverings, Garage Control(s)                                                     |
| Heating           | In Floor, Forced Air, Natural Gas                                                                                                                 |
| Cooling           | Central Air                                                                                                                                       |

|          |      |
|----------|------|
| Basement | None |
|----------|------|

## Exterior

|                   |                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Awning(s), Fire Pit, Private Entrance                                                                                    |
| Lot Description   | Landscaped, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Front Yard, Lawn, Level, Many Trees, Paved, Treed, Views |
| Roof              | Metal                                                                                                                    |
| Construction      | Vinyl Siding, Wood Frame                                                                                                 |
| Foundation        | Slab                                                                                                                     |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | March 19th, 2025      |
| Days on Market | 112                   |
| Zoning         | Agricultural District |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.