

# \$875,000 - 245016 Township Road 30-2, Rural Kneehill County

MLS® #A2200251

**\$875,000**

3 Bedroom, 3.00 Bathroom, 1,034 sqft  
Residential on 10.25 Acres

NONE, Rural Kneehill County, Alberta

Privately nestled on over 10 acres sits this amazing property just 2 minutes from Swalwell and less than an hour to Calgary and Airdrie. A stunningly updated bungalow, a microgreen growing barn, a massive workshop, a riding arena and multiple pastures all surrounded by endless Alberta sky views—this property has it all! Great curb appeal with an expansive front porch and soaring trees create a wonderful first impression. Inside is a bright and inviting sanctuary with views out of every window. Beautifully updated with new flooring, new lighting, new paint and newly opened up floor plan. The living room is a relaxing retreat with access to both the front porch and side deck encouraging a seamless indoor/outdoor lifestyle. Culinary adventures are inspired in the gorgeous NEW kitchen featuring full-height cabinets, stainless steel appliances and a breakfast bar on the peninsula island. Retreat at the end of the day to the primary bedroom with huge double closets and a beautifully updated ensuite. Both additional bedrooms are spacious sharing the renovated 4-piece bathroom. Gather and entertain in the partially finished basement with an included pool table inviting friendly game nights. A 2-piece bathroom and tons of storage further add to your convenience. Additional house upgrades include a new furnace (2024), a Kinetico water softener and the roof shingles were replaced 10 years ago. Take a rejuvenating dip in the



included hot tub fully enclosed for use in any weather. The sunny SW-facing deck is a beautiful outdoor retreat with built-in seating, shade from the sun and loads of space for everyone to unwind. Gather around the firepit roasting marshmallows under the country stars. The property is the perfectly set up for equestrian lovers with a 60â€™™ round pen with covered bleachers, an outdoor riding arena and multiple cross-fenced pastures. Grow your own vegetables, tomatoes, microgreens and flowers in the converted 200ft barn with a full 3 room cultivation set up equipped with racks, T5 lighting, a cooler unit, intakes and exhausts and is fully heated. The other side of the barn is heated with sand footing and 22 - 10x10 stalls. The stalls are equipped to hold goats, sheep, swine and even miniature horses, perfect for a breeding program or winter lambing, farrowing, or kidding. Additionally, there is still a massive shop for a seamless work/live balance! It can also be converted into a pull-through garage by adding an overhead door. With 20ft+ ceilings, this shop would be excellent for a multitude of ideas like a butcher shop, a mechanics shop, a microgreen building and so much more. 3 working wells service the property, 2 are connected to the house and are contained inside a heated well hut. Full perimeter fencing with Buffalo wire will hold in sheep, goats, pigs and horses plus both the chicken and bird coup are enclosed and roofed. Truly a spectacular property with a ton of versatility saddled by a picturesque landscape!

Built in 1978

### **Essential Information**

MLS® #	A2200251
Price	\$875,000
Bedrooms	3

Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,034
Acres	10.25
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	245016 Township Road 30-2
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M 0L0

### **Amenities**

Parking Spaces	10
Parking	Driveway, Carport

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Open Floorplan, See Remarks, Soaking Tub, Storage
Appliances	Dryer, Electric Stove, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Lighting
Lot Description	Back Yard, Garden, Landscaped, Lawn, Many Trees, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Wood Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 7th, 2025

Days on Market        32

Zoning                 Agricultural District

### **Listing Details**

Listing Office           First Place Realty

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