

# \$735,000 - 331056 A 234 Range, Rural Kneehill County

MLS® #A2237820

**\$735,000**

3 Bedroom, 5.00 Bathroom, 784 sqft

Residential on 2.28 Acres

NONE, Rural Kneehill County, Alberta

Nestled into a beautiful hillside, near a babbling creek, this stunning 2 and a half storey home boasts over 4400 square feet of living space. The loft is fully above grade, featuring a private rear entrance, the lower and main levels are built into the hillside, below grade on the west. The loft is a substantial open space with stunning views and would make a phenomenal master suite, or a private guest retreat. Enter the main floor, with a modern kitchen with sleek custom built cabinetry, an angled island, a large pantry and a breakfast nook, flowing into the open concept living and dining room, anchored with a handsome natural gas fireplace. This level is complete with a foyer, separate laundry room, and an office, as well as 2 generously spaced bedrooms, 2 full baths a spacious primary, with dual walk in closets, plus master ensuite. The lower level has a splendid walk out patio, 2 large living spaces, used as both recreation space and crafting/workshop spaces, multiple storage rooms and an extra kitchen area. Both main and lower levels have attached garages, on separate driveways, at ground level accenting the charm and uniqueness of the hillside topography. The fully fenced 2.28 heavenly acres, has a fertile, substantial garden, many young trees, a playhouse, workshop, wood shed and a red cedar shed. as well as a front and a back yard space.

Built in 2008



## Essential Information

MLS® #	A2237820
Price	\$735,000
Bedrooms	3
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	784
Acres	2.28
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 and Half Storey
Status	Active

## Community Information

Address	331056 A 234 Range
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M2C0

## Amenities

Parking Spaces	2
Parking	Additional Parking, Garage Door Opener, Heated Garage, Single Garage Attached, Garage Faces Front, Garage Faces Side, Gravel Driveway, Insulated, Multiple Driveways, See Remarks
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s), Central Vacuum, Vinyl Windows, Tankless Hot Water
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Boiler, Fireplace(s), Wood
Cooling	Central Air, Rough-In
Fireplace	Yes

# of Fireplaces	2
Fireplaces	Basement, Gas, Great Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Landscaped, Corners Marked, Garden, Rolling Slope
Roof	Asphalt Shingle
Construction	Wood Frame, Composite Siding, ICFs (Insulated Concrete Forms)
Foundation	ICF Block

## Additional Information

Date Listed	July 7th, 2025
Days on Market	60
Zoning	CR

## Listing Details

Listing Office	Royal LePage Country 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.