# \$650,000 - 335016 Hi Way 21, Rural Kneehill County

MLS® #A2185227

## \$650,000

3 Bedroom, 3.00 Bathroom, 1,410 sqft Residential on 7.22 Acres

NONE, Rural Kneehill County, Alberta

This stunning 3-bedroom, 3-bathroom raised bungalow offers 1,410 square feet of living space on the main floor, built with exceptional care and attention to detail. From the solid structure to the superior insulation, every aspect of the construction was thoughtfully planned and executed to ensure lasting quality, comfort, and efficiency. Vaulted ceilings and an open-concept layout create an inviting and spacious atmosphere, while large windows fill the home with natural light and provide picturesque views of the beautifully landscaped surroundings. The main floor features a roomy garage entry with 2 pcs bathroom, spacious primary bedroom with a private ensuite, as well as the convenience of main floor laundry.

The fully finished basement is designed for both functionality and comfort, featuring in-floor heating, warm wood foundation, two generously sized bedrooms, a stylish bathroom lovingly tailored for two daughters, and a versatile office/den. This space is perfect for family or guests, with the same high-quality craftsmanship evident throughout.

Outside, the property is surrounded by stunning park-like landscaping, with mature trees and shrubs offering both privacy and natural beauty. A covered front deck provides shade on hot summer days, while the rear deck is perfect for outdoor dining, enhanced by the serene tree-lined property boundary.







Additional highlights include an oversized double garage with space for three vehicles, an outdoor canvas storage shed, and underground power extending to the south end of the acreage. Located just 3.5 miles from Trochu on paved roads, this thoughtfully constructed home offers the perfect balance of charm, functionality, and modern convenience.

#### Built in 1997

#### **Essential Information**

MLS® # A2185227 Price \$650,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Half Baths 1

Square Footage 1,410 Acres 7.22 Year Built 1997

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

## **Community Information**

Address 335016 Hi Way 21

Subdivision NONE

City Rural Kneehill County

County Kneehill County

Province Alberta
Postal Code T0M 2C0

## **Amenities**

Parking Spaces 3

Parking Double Garage Attached, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features High Ceilings, Dry Bar, Kitchen Island

Appliances Dishwasher, Microwave, Washer/Dryer, Electric Oven, Garage

Control(s)

Heating Forced Air, Natural Gas, In Floor

Cooling None
Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Features Balcony, Private Yard

Lot Description Back Yard, Brush, Fruit Trees/Shrub(s)

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Wood

## **Additional Information**

Date Listed January 15th, 2025

Days on Market 280

Zoning Agricultural District

## **Listing Details**

Listing Office CIR Realty

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