

# \$515,000 - 322060 Range Road 261, Rural Kneehill County

---

MLS® #A2255496

**\$515,000**

4 Bedroom, 2.00 Bathroom, 939 sqft  
Residential on 4.84 Acres

NONE, Rural Kneehill County, Alberta

Nestled between Olds and Didsbury, this 4.84 acre retreat combines privacy, rural charm, and modern convenience. Surrounded by tall evergreens with sweeping Rocky Mountain views, the property welcomes you with a gated entrance, paved driveway to the house, and approx 66'x70' paved backyard pad, ideal for basketball or multi-purpose recreation. The raised bungalow features four bedrooms with a versatile walkout lower level. The open concept main floor blends the living, dining, and kitchen spaces, anchored by a cozy wood burning fireplace/stove, and extends to a covered deck for year-round enjoyment. This level also includes a spacious 4 pc bath, the primary bedroom, and a second bedroom. The walkout level offers two more bedrooms, a large family room, laundry, and a half bath. Peace of mind comes with the Generac back-up power system, while the oversized greenhouse, fenced pasture, and firepit invite a sustainable, outdoor lifestyle. Outbuildings include an oversized insulated storage shed and a rustic bunkhouse for hobbies or guests. Perfect for a hobby farm or a private family retreat, this property is located just 10 minutes from Didsbury and 15 minutes from Olds, where you'll find schools, shopping, restaurants, and amenities. Calgary International Airport is only an hour's drive, making this an ideal balance of country living and accessibility. Zoned Recreational



District, this property opens the door to a variety of opportunities from creating your own private retreat or hobby farm to exploring future recreational, agri-tourism, or small scale business ventures (with county approval).

Built in 1960

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2255496                         |
| Price          | \$515,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 1                                |
| Half Baths     | 1                                |
| Square Footage | 939                              |
| Acres          | 4.84                             |
| Year Built     | 1960                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 322060 Range Road 261 |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T0M 2B0               |

### Amenities

|         |                                            |
|---------|--------------------------------------------|
| Parking | Off Street, Parking Pad, RV Access/Parking |
|---------|--------------------------------------------|

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air                                                                 |

|                 |              |
|-----------------|--------------|
| Cooling         | None         |
| Fireplace       | Yes          |
| # of Fireplaces | 1            |
| Fireplaces      | Wood Burning |
| Has Basement    | Yes          |
| Basement        | Full         |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Other                                 |
| Lot Description   | Backs on to Park/Green Space, Private |
| Roof              | Metal                                 |
| Construction      | Wood Frame                            |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | September 23rd, 2025  |
| Days on Market | 38                    |
| Zoning         | Recreational District |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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.