

# \$800,000 - 245016 Township Road 30-2, Rural Kneehill County

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MLS® #A2216211

**\$800,000**

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

NONE, Rural Kneehill County, Alberta

Surrounded by mature trees including apple and lilac on over 10 acres sits this amazing property less than an hour to Calgary and Airdrie. A stunningly updated bungalow, a 200 ft heated barn, a 3000 sq ft heated workshop, a cabin, a riding arena and multiple pastures all surrounded by endless Alberta sky views. The home has been fully updated (2025), and the majority is all under new warranty, there is new flooring, new lighting, new paint, a new gourmet kitchen with new counters and soft close cupboards, new appliances, as well as all new bathroom fixtures! This open concept bungalow has views out of every window! There are 3 large bedrooms and 3 bathrooms including the primary ensuite. A ton more space awaits in the partially finished basement complete with a convenient powder room and loads of storage. Additional house upgrades include newer windows, a new furnace (2024 - under warranty), a Kinetico water softener, a newer maintained septic field, new main well pipes and newer shingles. The exterior has numerous ways to enjoy the great outdoors – on the east facing deck for sunny mornings and shady afternoons or on the three tiered south deck with built in canopy and BBQ counter or gathered around the firepit. The property is perfectly set up for equestrian lovers with a 60'™ round pen with covered bleachers and multiple cross-fenced pastures. Grow your own



vegetables, tomatoes, microgreens and flowers in the converted 200ft barn with a full 3 room greenhouse set up equipped with plant racks, lighting, and is individually heated. The other side of the barn is individually heated with sand footing and 22 - 10x10 stalls. The stalls are equipped to hold livestock of various sizes. Additionally, the massive steel frame shop with 20ft+ ceilings, is heated, has floor drains, has a new automatic large overhead door (under warranty), and can store several vehicles. 3 working wells service the property, 2 are connected to the house (12 GPM) and are contained inside a heated well hut, the 3rd well is working and ready to connect if needed. The land is subdividable with the 3rd well in a location for easy access on a subdivision. There is an auto waterer and 2 water hydrants. Full perimeter fencing, plus both the chicken and bird coup are enclosed. Enjoy the sounds and views of nature in this truly spectacular property with a ton of versatility saddled by a picturesque landscape!

Built in 1978

**Essential Information**

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2216211                         |
| Price          | \$800,000                        |
| 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, Quad or More Detached |
| # of Garages   | 4                               |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Storage, Breakfast Bar, Ceiling Fan(s), See Remarks, Soaking Tub |
| 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 | Lighting, Fire Pit, Garden                                            |
| Lot Description   | Back Yard, Landscaped, Many Trees, Private, See Remarks, Garden, Lawn |
| Roof              | Asphalt Shingle                                                       |
| Construction      | Stone, Wood Siding                                                    |
| Foundation        | Poured Concrete                                                       |

### Additional Information

|                |                       |
|----------------|-----------------------|
| Date Listed    | May 2nd, 2025         |
| Days on Market | 65                    |
| Zoning         | Agricultural District |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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