

# \$949,000 - 331067 Range Road 234, Rural Kneehill County

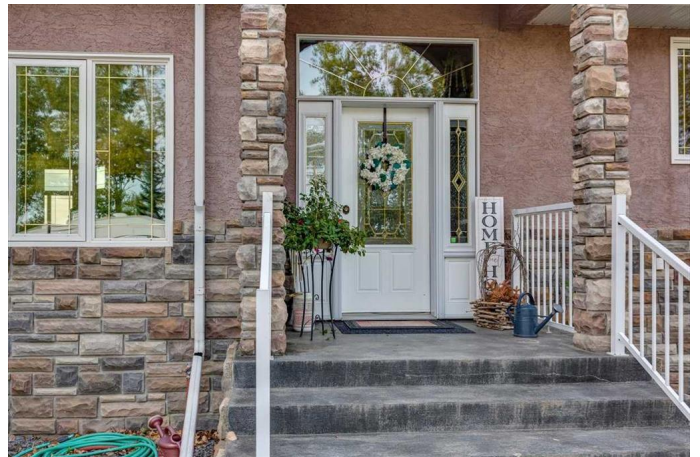
MLS® #A2170957

**\$949,000**

5 Bedroom, 4.00 Bathroom, 1,838 sqft  
Residential on 10.13 Acres

NONE, Rural Kneehill County, Alberta

Experience Unparalleled Quality in This Executive Home. Welcome to a truly stunning property that embodies luxury and comfort in every detail. This magnificent executive home boasts tiger wood floor throughout the exquisite living space, offering breathtaking south views from Upper and lower walkout patios with stamped concrete for zero maintenance. All bathrooms with Onyx Counters and jet tub in Ensuite., and a large walk in closet with drawer organizers, Stereo speaker system throughout, brushed nickle plumbing fixtures and eco friendly toilets The home features exceptional quality, with full ICF block construction, and if you like green utilities this is on Geo Thermal Heat system, both basement and garage are floor heat. Direct heat from wood fireplace distributed through existing heat ducting throughout the home with added Styrofoam insulation on exterior walls. More energy savings with the "brass in" triple pane windows. Custom designed and crafted cabinetry fills this home and function for every storage need. For your fruits, canning and vegetables a true cold room. The exterior has been meticulously maintained, enhancing its grandeur and appeal. From the front garden display with paved roundabout drive, to a 12'X53', 3 stall, 4 horse barn with protected watering area and wired and lighted as well as enclosed tack room. A large attached floor heated triple



garage, floor drains and with expanded sized doors and middle stall raised door for various parking options. All this within walking distance to town and bring your horses to enjoy the 8 acres of pasture fully fenced with contained paddock area.

Built in 2004

### **Essential Information**

MLS® #	A2170957
Price	\$949,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,838
Acres	10.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Split Level
Status	Active

### **Community Information**

Address	331067 Range Road 234
Subdivision	NONE
City	Rural Kneehill County
County	Kneehill County
Province	Alberta
Postal Code	T0M 2C0

### **Amenities**

Utilities	Electricity Connected, Natural Gas Not Available
Parking Spaces	6
Parking	RV Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Built-in Features, Breakfast Bar, Bookcases
Appliances	Dishwasher, Electric Stove, Refrigerator, Dryer, Garburator, Garage Control(s), Microwave Hood Fan, Washer, Water Distiller, Window Coverings, Water Purifier
Heating	Geothermal, Electric
Cooling	Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Great Room, Blower Fan, Circulating, Heatilator, Wood Burning
Has Basement	Yes
Basement	Full, Finished, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Many Trees, Views, Gentle Sloping, Landscaped, Pasture, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, ICFs (Insulated Concrete Forms)
Foundation	Poured Concrete, ICF Block

## Additional Information

Date Listed	October 4th, 2024
Days on Market	179
Zoning	CR

## Listing Details

Listing Office	MaxWell Capital 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.