

# **\$700,000 - 335016 Hi Way 21, Rural Kneehill County**

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MLS® #A2185227

**\$700,000**

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	\$700,000
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, Kitchen Island, Dry Bar  
Appliances Dishwasher, Electric Oven, Garage Control(s), Microwave,  
Washer/Dryer  
Heating In Floor, Forced Air, Natural Gas  
Cooling None  
Has Basement Yes  
Basement Finished, Full

### 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 93  
Zoning Agricultural District

### Listing Details

Listing Office CIR Realty

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