

\$599,900 - 140047 Twp Rd 144, Rolling Hills

MLS® #A2054872

\$599,900

5 Bedroom, 3.00 Bathroom, 1,695 sqft

Residential on 9.48 Acres

NONE, Rolling Hills, Alberta

Here's the All-in-one acreage you have been waiting for ! Peaceful and private yet close to the town of Rolling Hills. 9.48 acres of manicured and fully treed property, that has had many current renos as well as a brand new basement(almost complete) a 28x40 shop which consists of a work area, drains, radiant heat, mezzanine which has a few different entrances/exits, and plenty of space for storage , extra bathroom and even laundry. The Home has 5 bedrooms, 1.5 bathrooms currently as there is another bathroom downstairs that needs completion, but here has been many upgrades to the basement making it just like new with three bedrooms downstairs !The upstairs has amazing vaulted ceiling with cedar to give it that cozy feeling, and to add to that is the wood burning stove and hardwood floors. MAIN FLOOR LAUNDRY is a huge bonus with this home ** Hickory kitchen with stainless appliances, island, and dining area, that also opens up into a bonus area of a sunroom . Such a great space to enjoy the summer. Another huge BONUS is that the sellers are all paid to be set up for Town water through CNWP. The sellers have the tanks already purchased and in the home. There is a big deck area as well as an outdoor "pool house" for all the pool accessories, as there is plenty of room to BYOP- Bring Your Own Pool ** Master bedroom has a huge walk-in closet "room" with a 2 pc ensuite. The yard is so big you could host your family reunions because it also



come with horseshoe pits or just make it into pasture space depending on what you need . Underground sprinklers for ease of watering, a pond, BRID water for summer, huge garden space with a garden shed and numerous outbuildings to utilize, along with the 50x80 quansat, and 4 graineries for extra income or personal use. If you are looking for acreage living, this ones for you ~

Built in 1975

Essential Information

MLS® #	A2054872
Price	\$599,900
Sold Price	\$575,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,695
Acres	9.48
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	140047 Twp Rd 144
Subdivision	NONE
City	Rolling Hills
County	Newell, County of
Province	Alberta
Postal Code	T0J 2S0

Amenities

Parking	RV Access/Parking
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Interior

Interior Features	Beamed Ceilings, High Ceilings, Kitchen Island, Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Farm, Greenbelt, Landscaped, Private
Roof	Metal
Construction	Mixed, Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2023
Date Sold	December 10th, 2023
Days on Market	185
Zoning	AG
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Centre
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