

# \$15,000,000 - 240046 284, Rural Kneehill County

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MLS® #A2229731

**\$15,000,000**

7 Bedroom, 14.00 Bathroom, 7,349 sqft

Residential on 160.00 Acres

NONE, Rural Kneehill County, Alberta

160 Acres of Prairie Elegance â€” A Landmark Estate of Luxury, Scale, and Possibility

Welcome to an extraordinary 160-acre estate in the heart of Albertaâ€™s Kneehill Countyâ€”a rare offering where timeless craftsmanship meets the quiet beauty of prairie living. Just one hour from Calgary and YYC International Airport, this estate combines luxury, privacy, and flexibility, making it ideally suited for multigenerational living, a boutique retreat, or a distinguished rural residence unlike any other.

At the heart of the property is a magnificent 13,000+square foot stone-clad home, thoughtfully designed and masterfully built with uncompromising attention to detail. From the rich cherry oak mouldings and custom cabinetry to the Cheryl Wagner gold hardware and fixtures, every finish is of the highest quality. The home's Crestron smart technology, soaring ceilings, and seven gas-lit wood-burning fireplaces create a setting that is as refined as it is welcoming.

The layout is exceptionally spacious, designed to accommodate large-scale entertaining while maintaining a warm and livable flow. Each of the seven bedrooms includes its own private ensuite, and every room opens directly onto an outdoor patio, inviting the surrounding landscape into everyday life. A newly built enclosed solarium expands the indoor-outdoor living experience even furtherâ€”offering a



year-round space to relax, dine, or entertain while immersed in natural light and panoramic views.

Wellness is a central theme in this home, with a private gym, steam room, and spa all located on the lower level. The chef's kitchen is a showpiece, offering top-tier appliances, granite countertops, a large center island, butler's pantry, and a secondary mess kitchen—ideal for catered events or extended family stays. An attached three-car garage adds functionality, and the inclusion of a nanny or in-law suite offers thoughtful flexibility for a variety of living arrangements.

A secondary 3,000-square-foot residence provides additional space for extended family, on-site management, or guest accommodations—blending seamlessly with the estate's overall aesthetic. Meanwhile, a heated 180x80 machine shop offers incredible versatility, easily transformed into an equestrian center, event venue, or expansive workspace for agricultural or mechanical pursuits.

Designed with long-term self-sufficiency in mind, the estate features 22,000 gallons of water storage, an automatic backup generator, cold storage, and a helicopter landing pad. Though rural in setting, the property offers peace of mind and modern comfort in equal measure.

Outdoor living is as immersive as it is luxurious, with multiple expansive terraces, a built-in outdoor kitchen, and uninterrupted views of Alberta's wide, open skies and rolling fields. Whether gathering with loved ones or simply enjoying the silence of nature, the experience is restorative and deeply grounding.

This property is not just a home—it's a generational opportunity.

Built in 2013

Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2229731                         |
| Price          | \$15,000,000                     |
| Bedrooms       | 7                                |
| Bathrooms      | 14.00                            |
| Full Baths     | 11                               |
| Half Baths     | 3                                |
| Square Footage | 7,349                            |
| Acres          | 160.00                           |
| Year Built     | 2013                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 240046 284            |
| Subdivision | NONE                  |
| City        | Rural Kneehill County |
| County      | Kneehill County       |
| Province    | Alberta               |
| Postal Code | T3R 0K4               |

Amenities

|                |                                                                                                                                |
|----------------|--------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                                                              |
| Parking        | Double Garage Attached, Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Enclosed |
| # of Garages   | 7                                                                                                                              |

Interior

|                   |                                                                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Beamed Ceilings, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Animal Home, No |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Smart Home, Soaking Tub, Steam Room, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Data, Wired for Sound, Elevator, Master Downstairs

|                 |                                                                                                                                                                                                        |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Bar Fridge, Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer/Dryer, Convection Oven, Double Oven |
| Heating         | In Floor, Forced Air, Natural Gas                                                                                                                                                                      |
| Cooling         | Central Air                                                                                                                                                                                            |
| Fireplace       | Yes                                                                                                                                                                                                    |
| # of Fireplaces | 7                                                                                                                                                                                                      |
| Fireplaces      | Gas                                                                                                                                                                                                    |
| Has Basement    | Yes                                                                                                                                                                                                    |
| Basement        | Finished, Full                                                                                                                                                                                         |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, Barbecue, BBQ gas line, Lighting, Private Yard, Storage, Courtyard, Outdoor Kitchen |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Cleared, Lawn, Paved, Views, Other                  |
| Roof              | Concrete                                                                                     |
| Construction      | Concrete, Stone                                                                              |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 117            |
| Zoning         | Agricultural   |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

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