

# \$670,000 - 172010 R R 140, Rolling Hills

MLS® #A2180656

**\$670,000**

5 Bedroom, 2.00 Bathroom, 1,977 sqft  
Residential on 3.62 Acres

NONE, Rolling Hills, Alberta

This beautifully renovated 1,976 sqft. country home, original owner, built in 1988, seamlessly blends rustic charm with modern updates. Over the past five years, thoughtful renovations have enhanced both style and functionality. The exterior boasts new triple-pane windows, doors, and siding (2020), improving insulation and curb appeal. Inside, durable vinyl plank flooring flows throughout, complemented by elegant quartz kitchen countertops (2021).

Outdoor living is a delight with composite wood decks and updated railings (2021/2022). Comfort is ensured year-round with full air conditioning, while 6-inch walls and additional exterior insulation provide energy efficiency. Essential upgrades include a new water pressure pump (2020) and fully updated septic system (2020).

A spacious 40' x 80' heated, insulated shop with bathroom, featuring a concrete floor, overhead door, and new siding and roof (2020), offers ample space for work or storing Semi trucks. However, electrical updates are recommended.

Inside, the upper level includes three bedrooms and a full bathroom. The partially finished basement adds two more bedrooms, a bathroom with a jacuzzi tub, basic kitchen setup with a gas stove and plumbing. Large living room, cold room and storage. A laundry room is equipped for a gas dryer hookup for added convenience.

Water is supplied via a 5,000-gallon cistern



with water delivery, a Co-op water share is available but not yet connected. Outdoor electric controls can be accessed from inside the kitchen and primary bedroom for added ease.

Available for possession on June 1, 2025, this beautifully landscaped property is surrounded by mature trees, shrubs, and vibrant gardens, creating a serene oasis. Offering the perfect mix of modern amenities and country charm, this home is an ideal retreat for those seeking peaceful living with all the comforts of today. Only 16 minute drive to Brooks.

Built in 1988

**Essential Information**

MLS® #	A2180656
Price	\$670,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,977
Acres	3.62
Year Built	1988
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bi-Level
Status	Active

**Community Information**

Address	172010 R R 140
Subdivision	NONE
City	Rolling Hills
County	Newell, County of
Province	Alberta
Postal Code	T0J3K0

**Amenities**

Parking	Driveway, Off Street
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## Interior

Interior Features	Vinyl Windows, Pantry, Quartz Counters, Soaking Tub, Storage
Appliances	Dishwasher, Electric Stove
Heating	Natural Gas, Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior Features	Dog Run, Garden, Lighting, Private Entrance
Lot Description	Irregular Lot, Private, Subdivided
Roof	Metal
Construction	Vinyl Siding
Foundation	Wood

## Additional Information

Date Listed	November 25th, 2024
Days on Market	146
Zoning	Country residential

## Listing Details

Listing Office	Real Estate Centre - Coaldale
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