



GRASSROOTS
REALTY GROUP

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250077 261 Range Road E
Rural Wheatland County, Alberta

MLS # A2213327



\$1,490,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,167 sq.ft.	Age:	1992 (33 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Quad or More Detached, Workshop in Garage		
Lot Size:	47.79 Acres		
Lot Feat:	Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Gentle Sloping		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Soaking Tub

Water:	Well
Sewer:	Septic System
Condo Fee:	-
LLD:	1-25-26-W4
Zoning:	AG
Utilities:	-

Inclusions: NA

Welcome to your own slice of countryside charm—this 47-acre hobby farm offers endless opportunities, with 45 acres of irrigated land ready for pastures, crops, or lush gardens. A cozy bungalow with a walk-up basement sits at the heart of the property, blending classic character with modern updates for comfortable rural living. Of the total acreage, 40 acres are productive pastureland stretching along an irrigation canal, while the remaining 7 encompass the home, outbuildings, and landscaped yard. With year-round irrigation and underground plumbing, the green space surrounding the home stays vibrant and functional for your farming or gardening plans. Horse lovers will appreciate the well-equipped barn, featuring 4 box stalls and 6 open stalls, while the 28x24 shop is perfect for equipment storage, hobbies, or workspace needs. Inside, the home showcases original hardwood floors ready to be brought back to life, soaring ceilings that enhance the sense of space, and tasteful modern finishes including updated cabinets, countertops, and appliances. Whether you’re dreaming of a quiet retreat, raising livestock, or growing your own food, this property strikes the perfect balance between rural tranquility and practical potential. Ideally located just 25 minutes from Calgary and 12 minutes from Strathmore—with pavement right to the driveway—this is one opportunity you won’t want to miss.