



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

254041 Township Road 252
Rural Wheatland County, Alberta

MLS # A2213504



\$1,495,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,429 sq.ft.	Age:	1996 (29 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, O		
Lot Size:	7.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Garden, Greenbelt, Landscaped, Lawn, Level, M		

Heating:	In Floor, Forced Air	Water:	Well
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Holding Tank, Septic System
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	8-25-25-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: CENTRAL VAC SYSTEM AND ATTACHMENTS, DEEFPREEZE, CABINETS IN MUDROOM

Then one day, along came the ideal acreage...it has everything you ever wanted in a space you can work and live!!! Arriving at this beautiful 7 acre parcel, located just 10 km from Strathmore, mature larch trees guide you up the driveway to a nostalgic 1919 historical EATON'S CATALOGUE house set on a new basement in 1996, and completely refurbished inside and out, including a 12 foot addition to the entire East end of the home. With just over 3700 sf of living space and a tasteful mix of original finishes and updated essentials, this home has so much to offer . The heart of the home, the spacious kitchen, with new flooring, will accommodate a couple of cooks. Bright and roomy, the breakfast nook has access to the South deck and great views of the private main yard. A formal dining room, with original hardwood floors, a den, and living room with West mountain views complete the main level... all featuring 9 foot ceilings. In the upper level, 3 bedrooms and 2 full bathrooms with new flooring complete the space. I will mention the primary bedroom is like a studio suite with the vaulted ceilings, and 2 full closets (the walk in closet is one most will surely appreciate). The Fully developed lower level encompasses 2 additional bedrooms and a full bathroom. The in-floor heating system keeps this space comfortable in all seasons and can also be found in the over-sized double attached garage! Looking beyond the house: Super private landscaped yard with copious mature trees, large vegetable garden with accompanying insulated and powered garden shed, perfect for your potting and storage needs. An additional 24x30 garage at the south end of the manicured yard. An insulated 32X40 barn with 2 overhead doors, water hydrant and prepared for permanent stalls with an attached livestock shelter on the south side plus enclosed storage on the north side. The next

building has 3 areas: 30X36 heated workshop with access to the 34X36 second barn and tack room with water. In 2003 the 32X36 heated shop for the MECHANIC was added featuring 2 overhead doors. There is an enclosed mezzanine - fantastic space for a home-based business or living quarters (includes a 3 pc bath)! Zoned Agricultural General, there are many land use options. Please view the video to get an overview of the parcel. Take a look again outside...there are 3 Ritchie livestock waterers servicing 10 pens, a grain storage shed, pasture options. This property is just South of Hwy 564, only 1/2 hour from Calgary International Airport! Kids get picked up for school (Golden Hills School District) right at the house. Listen to the liveliness of the waterfowl visiting the Ducks Unlimited lake just south of the property, including geese, ducks, swans, pelicans, eagles, etc., along with the odd deer and other wildlife strolling through. Seller also notes it is a nice ride along the WID canal. This is an excellent option for Equine facilitation. Additional adjoining land is available for purchase! Create your own history here!