



GRASSROOTS
REALTY GROUP

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260030 Range Road 251
Rural Wheatland County, Alberta

MLS # A2221279



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,636 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Oversized, Parking		
Lot Size:	2.99 Acres		
Lot Feat:	Garden, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	2-26-25-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Vaulted Ceiling(s)		

Inclusions: Swing, compressor, welder, water bins and pump, generator, shuffle board, chairs in gazebo, wood for firepit, fridge in basement, water barrels

~ PRICE IMPROVEMENT~ Escape to Country Living & Just 12 Minutes from Strathmore! Welcome to 260030 Range Road 251, a beautifully maintained 2.99-acre established acreage offering the perfect blend of functionality and comfort. Built in 2013, this property features a spacious 40'5" x 58'5" shop and a 30'11" x 36'6" attached garage with in-floor heat, ideal for hobbyists, mechanics, or those needing ample storage and workspace. Step inside to a thoughtfully designed main floor layout. You are welcomed by a generous foyer, with a dedicated office and walk-through pantry to your left and convenient access to the laundry room and closet to your right. The heart of the home is the open-concept kitchen, dining, and living area & perfect for entertaining. The kitchen boasts rich dark wood cabinetry, granite countertops, a corner pantry, and stainless steel appliances. The cozy dining nook is tucked to the side, flowing seamlessly into the bright living room, where the elegant curved staircase adds a stunning architectural focal point. The main floor primary suite offers a peaceful retreat with a spacious walk-in closet and a luxurious ensuite. Downstairs, the fully developed basement provides even more living space, featuring a large recreation room with a bar, two additional bedrooms, a 4-piece bath, and a generous utility/storage room. Outside, enjoy Alberta's wide-open skies from the large covered deck with BBQ area, ideal for summer evenings or morning coffee. The gazebo offers additional outdoor space for gathering out of the elements. Whether you're looking for space to grow, work, or relax, this turn-key acreage checks all the boxes!