



**GRASSROOTS**  
REALTY GROUP

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

**260030 Range Road 251**  
**Rural Wheatland County, Alberta**

**MLS # A2221279**



**\$1,275,000**

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

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Hardwood

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Bar, Ceiling Fan(s), Vaulted Ceiling(s)

**Water:** Well

**Sewer:** Septic Field

**Condo Fee:** -

**LLD:** 2-26-25-W4

**Zoning:** CR

**Utilities:** -

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

Escape to Country Living &ndash; 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 &ndash; 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!