



GRASSROOTS
REALTY GROUP

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240044A Township Road 244
Rural Wheatland County, Alberta

MLS # A2221698



\$1,295,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,258 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	35.62 Acres		
Lot Feat:	Beach, Lake, Landscaped, Lawn, Pasture, Private, Secluded		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, See Remarks	LLD:	25-24-24-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: Hot tub, Cabin, Window Coverings

Spectacular 35 Acre Lakefront Property in the Heart of Wheatland County. A once-in-a-lifetime opportunity to own one of the most extraordinary and unique properties to ever hit the market. Located just 10 minutes east of Strathmore, this breathtaking 35.62 acre oasis offers the perfect balance of peaceful lakefront living and easy access to everyday amenities. At the heart of the property lies a spring-fed, swimmable lake complete with a private sandy beach—your own slice of paradise perfect for kayaking, sea-dooing, paddleboarding or simply soaking in the view. The fully renovated two-story home boasts 2,258 sq ft of thoughtfully designed living space, featuring 4 bedrooms, 3 full bathrooms, and an abundance of charm and character. This property has been extensively updated and includes new furnaces, hot water tank, water pump, shingles, roof, and a recently installed air conditioning. Step inside to an inviting and functional mudroom featuring classic wainscoting, a stylish barn door, and a conveniently located laundry area. The open concept main floor is designed to impress, with floor-to-ceiling windows offering panoramic lake views, an exposed custom wood beam, and a cozy river rock wood-burning fireplace. The show-stopping kitchen features quartz countertops, a farmhouse sink, a full-size fridge and freezer combo, timeless white cabinetry, pantry with butcher block shelves, and an oversized island—ideal for entertaining. Also on the main floor: a spacious dining area, living room with built-in bar, full bath, and a generous office or guest bedroom. Upstairs, an oversized staircase leads to a vaulted family room perfect for family movie nights, a large master bedroom with ensuite, two additional bedrooms, and another full bathroom. Downstairs is a massive 5 ft high crawl space, great for storage. Step outside and enjoy peaceful morning

sunrises from your spacious 1,300 sq ft wraparound porch. Classic country charm radiates from the dormer windows and pillars, adding to the home's welcoming curb appeal. The property continues to impress with an adorable 10'x20' guest cabin, complete with power - perfect for hosting and visitors. Spend summer evenings gathered around the stone firepit or take in the views from the expansive lake deck, crafted from low-maintenance composite. When winter settles in, experience star-filled skies from the warmth of your hot tub nestled beneath a pergola. The 30'x50' Quonset with power and a large overhead door offers ample storage for equipment and toys. Horse lovers will appreciate the fence setup with gates, ready for your equine companions. This is more than just a home—it's a lifestyle. Rarely does a property like this come to market. Book your showing today!