



GRASSROOTS
REALTY GROUP

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241054 Range Road 260
Rural Wheatland County, Alberta

MLS # A2226490



\$1,890,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,555 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	60.05 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Farm, Front Yard, Landscaped, Lawn,		

Heating:	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove	Water:	Private
Floors:	Ceramic Tile, Concrete, Hardwood, Laminate, Vinyl	Sewer:	Holding Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Crawl Space, Separate/Exterior Entry, Finished, Full	LLD:	12-24-26-W4
Exterior:	Cedar, Concrete, Wood Frame	Zoning:	AG1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Data, Wood Windows		
Inclusions:	vacu flo		

For more information, please click the "More Information" button. This awesome piece of Country property has the Potential To Subdivide or redesignate to commercial or maintain Agriculture status. Within the Wheatland County west Highway 1 area structure plan and only minutes from the De Havilland Field aircraft manufacturing facility project. Live the country life in this comfortable country home with 60 acres that has a creek flowing through or purchase as a holding property with options to redesignate or subdivide for future business opportunities upon County approval. Located close to all amenities and main highway just west of Strathmore and 20 minutes to Calgary. Only 1/2 km off of Highway 1. Currently runs as a horse and cattle ranch with 50 acres of grazing land. It has a creek running through the coulee with a dugout. There is a hay field plus native grass used for grazing. The ranch also has a 900 sq ft 5 stall barn with water hydrant and electricity also shelters, corrals and is fenced and cross fenced. The home is an upgraded raised bungalow with a walkout basement with in-floor heating and wood stove, plus 3 bedrooms, 4-piece bathroom and family room all on lower level. The house has nearly 3000 sq ft of fully developed and usable living space main level is open concept kitchen, dining room and living room with 2 bedrooms a 4-piece bathroom and a 6-piece ensuite and a walk-in closet in master. Huge decks on north, south and east sides. It has much more such as mountain views, incredible sunsets and a treed yard. Great water, newer septic tank, hot water tank, pressure tank and boiler tank. Beautiful home!