



GRASSROOTS
REALTY GROUP

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

250051 Range Road 250
Rural Wheatland County, Alberta

MLS # A2227482



\$1,275,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,885 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Rural Wheatland County - This stunning home is situated on a 10 acre parcel and is conveniently located just 6 minutes from the Town of Strathmore. Easy access to all major amenities including schools, hospitals/ clinics, shops, grocery stores, entertainment & golf courses! The perfect retreat for that equestrian or hobby farmer! With ample space for additional barns, corrals, coops or maybe just a hobby shop to store all your toys. This turn key property has endless potential! As you approach the house you are welcomed by a large 3/4 wrap around porch & beautiful hardy board siding. Through the front door you are welcomed by a large double closet, a walkthrough mudroom featuring laundry & side entrance + tons of storage. Down the hall or through the mudroom you will find the Absolutely stunning custom kitchen - including beautiful wooden cabinetry (with organizers & lemans), a MASSIVE oversized quartz island, gas range/cooktop, oversized basin sink, pearl plumbing fixtures, floating shelves, custom under cabinet & toe kick LED lighting (linked to night lights that lead to the upstairs bedrooms). The main level also features a generous sized living room with gas fireplace, a large dining room & office space, as well as a 2 piece bathroom. Upstairs you will find 4 generous sized guest bedrooms, a massive 6 piece guest bathroom (featuring 2 separate toilets!). A large primary bedroom completes the second floor, and includes a walk-in closet, 5 piece ensuite bathroom & absolutely STUNNING VIEWS! - This home has so many upgrades! custom HIGH-END LED pot lights throughout, rough in for hot water circulation pump, vaccuflo, motion closet lighting, beautiful window coverings and so much more! With 2800 sqft of developed living space, this home is completely turn key! + the basement features 1400 sqft of un-developed POTENTIAL!

Copyright (c) 2025 . Listing data courtesy of eXp Realty. Information is believed to be reliable but not guaranteed.