



GRASSROOTS
REALTY GROUP

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221006 Range Road 212
Rural Wheatland County, Alberta

MLS # A2248828



\$549,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,173 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	4.05 Acres		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Open Lot		

Heating:	Forced Air, Natural Gas	Water:	Other, Well
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	Engineered Septic, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	10-22-21-W4
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Crown Molding, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Central AC, Garage Control(s), Window Coverings

A beautifully updated 4-bedroom bi-level home on 4 acres, with small hobby tree farm, just a short 35 minutes from Strathmore along Trans Canada Highway. Located near Cluny for nearby amenities and bus service to Wheatland Crossing K-12 school. PARTIAL IRRIGATION RIGHTS available (yearly subscription) too! Over 2000 sqft of updated developed living space in excellent condition, this home was put on a new (2018) concrete foundation with MANY upgrades and updates: 2018: NEW WELL (20GPM rating per the 2018 report provided) and advanced 1200 gallon septic tank & field, full 4 pc bathroom renovation, new roof, 100A electrical panel, new plumbing throughout, exterior doors & windows, pressure water tank & hot water tank, and new paint. 2021 and 2022: Central AC, new furnace heat exchanger, new gas garage heater, insulated garage doors, washer & dryer, fridge & dishwasher, countertops & backsplash.

This is the perfect homestead property with the ability to drive to Strathmore or Calgary with so much potential to make your lifestyle dreams become reality. The open living room / dining room is flooded with natural light with the windows facing north, west, and south-east, all showing off the breathtaking, beautiful prairie views all from your living room! The elegant kitchen is a delight to cook and entertain from, with the back deck just a couple steps away. 3 well sized bedrooms, a full 4 pc bath and a primary bedroom en-suite bathroom complete this main floor. The basement will impress you with further updates including newer carpet throughout. In the basement is the large fourth bedroom, a 2pc bathroom, and a secret hidden DEN tucked behind a moving built-in bookshelf – which would be perfect for a small theatre room, private work office, or simply some private storage. From the basement is access to the

attached huge 29 x 32 ft heated garage, big enough for two large vehicles plus more.