



GRASSROOTS
REALTY GROUP

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

261017 Range Rd 244
Rural Wheatland County, Alberta

MLS # A2249413



\$975,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,807 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener, Gravel Driveway		
Lot Size:	1.80 Acres		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Mature Trees		

Heating:	Boiler	Water:	Well
Floors:	Carpet, Hardwood, Laminate, Tile, Vinyl	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	9-26-24-W4
Exterior:	Cement Fiber Board, Stone	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas Paid, Electricity Paid For, Heating Paid For
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Vaulted Ceiling(s)		

Inclusions: most items on property can be negotiable

Welcome to this stunning acreage, a true private oasis conveniently just over 30 mins from East Calgary and offering nearly 3000 sqft of developed living space! Tucked away on 261017 Range Road 244 in Rural Wheatland County, this property is surrounded by mature trees, creating a serene and secluded atmosphere. This unique 1.5-story reverse walkout home offers a spacious and functional living space for the whole family. The main level is the heart of the home, featuring a spectacular double-sided stone fireplace that beautifully divides the living and dining rooms. The large kitchen is a chef's dream, with granite countertops, a gas range, tons of cabinetry, and ample counter space. A versatile bedroom is also found on this floor currently being used as a home office. On the walkout basement level, you'll find the primary bedroom with 4pc ensuite bathroom, two additional bedrooms and with one currently converted into a convenient mudroom, full bathroom and laundry room. The top floor offers a private fourth bedroom, additional 3pc bathroom, a bonus living room, and a flexible space currently used as a playroom. Step outside and discover a paradise for all ages. The exterior has been updated with durable Hardie board siding, trim, railings and decking on the wrap-around deck (2019). The property also features a highly efficient boiler heating system (2019), 35-year hurricane proof shingles on the garage (2009) and most of the windows are Argon Triple-Glazed. The expansive yard is a playground with a zipline, slide, and playhouse. The oversized 35ft x 24' 1'ft double detached garage provides plenty of space for vehicles and a dedicated workshop area. With excellent household water and access to irrigation water (to be requested from the county), this property truly has it all. This is more than a home; it's a cherished retreat waiting for you.

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