



**GRASSROOTS**  
REALTY GROUP

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

**252040 Range Road 241**  
**Rural Wheatland County, Alberta**

**MLS # A2251660**



**\$1,199,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	14-25-24-W4
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Kids Play Structure, Fit Pit, Chicken Coop and Hot Tub		

Your Dream Acreage Awaits in Wheatland County Welcome to 252040 Range Road 241—a stunning 2.99-acre property that perfectly blends wide-open country living with modern comfort. This fully finished home offers five bedrooms, three bathrooms, and over 3,200 square feet of developed living space. Inside, you’ll find a bright, open-concept main floor with soaring ceilings, a chef’s kitchen featuring quartz counters and a large island, and a spacious living and dining area that flows seamlessly onto the wraparound upper deck—the perfect spot to sip your morning coffee while soaking in the prairie views. Downstairs, the fully developed walk-out basement is designed for entertaining with vinyl plank flooring, a second living room, wet bar, and additional bedrooms. The basement is also roughed in for in-floor heating, giving you added comfort and future potential. It’s ideal for teens, guests, or multi-generational living. The home’s thoughtful design ensures there’s space for everyone, whether you’re hosting family gatherings or simply enjoying the peace and quiet of country life. Step outside and the lifestyle truly comes alive. With durable hardy board siding, this home is built to last and easy to maintain. Imagine evenings spent soaking in the hot tub, summer BBQs on your two-story decks, and kids running wild across the beautifully landscaped yard complete with firepit, fruit trees, and a play structure. Every corner of the property has been designed with both relaxation and fun in mind. And then there’s the showstopper—a massive heated shop. Whether you’re a car enthusiast, business owner, or just need serious space for toys and tools, this shop delivers with room to tackle any project. Surrounded by mature trees and set against the wide-open skies, the

property offers both privacy and breathtaking views. Located just minutes from Strathmore and under 40 minutes to Calgary, this acreage strikes the perfect balance of convenience, space, and tranquility. Lovingly maintained and thoughtfully designed, this isn't just a home—it's a lifestyle. Offered at \$1,199,000, this is the peach of an acreage you've been waiting for.