



**GRASSROOTS**  
REALTY GROUP

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

**253047 Range Road 253 Range NW**  
**Rural Wheatland County, Alberta**

**MLS # A2260590**



**\$850,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,757 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Block Driveway, Driveway, Gated, Gravel Driveway, Heated		
<b>Lot Size:</b>	3.16 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Few Trees, Gazebo, Gentle Slope		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	22-25-25-W4
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete, Slab	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** Gazebo 10x10, Green House, Sheds x 2, outdoor furniture, request an itemized list

**\*\*This Acreage has Plenty to offer.\*\* Highway 564 W - direct route to Calgary Airport\*\*. Privacy Fence and the home was moved from Calgary onto new foundation built by Heritage Concrete in 2019. Home has all new windows and original hard wood flooring, new siding. Newer Gas Stove in Kitchen. Secondary building with Heated Garage is a separate building with a illegal suited living quarters built on Slab in 2019 and a fenced private yard. HEATED GARAGE: (17 '1" x 30'11") 553 sq ft. ILLEGAL SUITE: 683 sq ft. There is a Privacy fencing with many gates on the North East and West side of property. The whole acreage can't be seen from main road as it gently sloped to give natural shelter from the wind. Nicely Treed and has a sound Berm on West/North end of property. Room for animals to be pastured. Services for Sewer, water and Electric beside main dwelling potential for large Garage or even a Shouse or Shop. Yard is gravelled and nicely designed for circle driveway ample parking and accessibility. Water Well produces 12 GPM. New Basement Foundation on Main House has 12 ft ceilings and roughed in plumbing for a kitchen and bathrooms. Basement is a blank slate for you to develop another private Living quarters. Raised Bungalow and high ceiling with lots of windows doesn't feel like a basement - feels warm and cozy. Services for another building beside main house all in place. Two = Septic tanks perfect for multiple families. MAIN HOUSE with basement: 2145 sq ft of living space. Back of home private access to main floor and basement. Located just off pavement RR 253 and 30+ mins to Airport and Calgary. Nearest town Strathmore. 10x12 Greenhouse, 10 x 10 Gazebo, black shed 7.5x6, Shed 10.5 x 8. Virtual Tours x two on this listing, check out the 360 views and there is a button to de-furnish the rooms, garage and basement. What**

would you do with this property?