



GRASSROOTS
REALTY GROUP

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

241003 Range Road 235
Rural Wheatland County, Alberta

MLS # A2261308



\$841,000

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,694 sq.ft.	Age:	2020 (5 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Many Trees, No Neighbours Behind, Pasture, See Remarks		

Heating:	Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Up To Grade	LLD:	8-24-23-W4
Exterior:	Concrete, See Remarks	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: 1 freezer, corner shelves in living room and master bedroom, outdoor play centre (as-is), garage door openers (2), ceiling fan

Welcome to your private country retreat in Wheatland County — a beautifully maintained 3-acre property offering the perfect balance of rural serenity and modern comfort. This inviting 3-bedroom, 2-bathroom home spans nearly 1,750 sq. ft. with a functional, open-concept layout designed for everyday living. The main living areas feature sound-insulated walls, durable linoleum and carpet flooring, and a spacious kitchen equipped with double ovens, ample cabinetry, and all major appliances. A massive walk-in pantry provides exceptional storage space, while the adjoining dining and living areas are ideal for family gatherings. The primary suite is a true retreat with a relaxing soaker tub, separate shower, and double sinks with pull-out drawers for added convenience. The walk-up basement is plumbed and ready for future development, giving you room to grow. Built with strength, efficiency, and comfort in mind, this home showcases ICF (Insulated Concrete Form) construction — a modern building method that combines reinforced concrete with insulation to deliver superior durability, energy efficiency, and soundproofing.** ICF walls are highly resistant to extreme weather, provide consistent indoor temperatures year-round, and significantly reduce heating and cooling costs. Coupled with a poured concrete foundation and updated windows and roof (2020), this home is engineered for long-term performance and peace of mind. Step outside and embrace the tranquility of country living. Enjoy morning coffee on either the front or back deck, both overlooking wide-open prairie views. The property includes an insulated double attached garage (with gas line, 30-amp plug, and electrical panel), an invisible dog fence, and secure barbed-wire fencing suitable for pets or livestock. Additional highlights include a high-producing 13-gallon-per-minute

well, a whole-home water purification and softening system, and plenty of space for outdoor recreation. Lets no forget the 44.5 x 26.2 Quonset for the avid animal lover or just need that extra room to store all the out door machinery!!Perfectly located just minutes from Strathmore and within easy reach of Calgary, this acreage offers the peace and freedom of the countryside without sacrificing modern convenience. If you've been dreaming of space, privacy, and fresh air — this is the one.