



**GRASSROOTS**  
REALTY GROUP

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**252047 Township Road 252**  
**Rural Wheatland County, Alberta**

**MLS # A2261985**



**\$1,200,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,837 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	2.99 Acres		
<b>Lot Feat:</b>	Low Maintenance Landscape, Private, Rolling Slope, Secluded, Treed, Yard L		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle, Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	10-25-25-W4
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Compressor in shop; central vacuum (attachments are limited)

~ OPEN HOUSE - SATURDAY. October 4, Noon to 4 p.m. ~ Welcome to this custom-built, 3500 sq ft developed area, walk-out bungalow perched on a scenic hilltop in Wheatland County, just 10 km north of Strathmore and only 25 minutes from Calgary International Airport. Set on 3 private, beautifully treed acres surrounded by agricultural fields and boasting unobstructed west-facing views of the Rocky Mountains, this property combines luxury living with peace and privacy. A tree-lined driveway lit with stately fixtures guides you to the home, which has been newly updated with modern paint, lighting, flooring, appliances, and decking, offering a fresh and stylish feel throughout. Designed for easy country living, the property is virtually maintenance-free: home exterior is finished with durable stucco, asphalt shingles, and heavy-duty rubber crown and corners—engineered for long-lasting protection and minimal upkeep. The 47' x 31' shop is fully insulated and heated, finished with a metal exterior and metal roof, making it ideal for storage, business, or hobby use in any season. Inside, the main floor showcases a large kitchen with peninsula seating, walk-in pantry, and a cozy breakfast nook with garden doors opening to the west-facing deck with glass railings—perfect for evening sunsets. The dining area and main living room are filled with natural light from oversized windows, and anchored by a gas fireplace, creating a warm and welcoming atmosphere. The master suite includes two walk-in closets, a spa-inspired 4-piece ensuite with a standalone soaker tub and separate shower, and garden doors to the east, perfect for enjoying peaceful morning sun. A den, main floor laundry, and central air conditioning add comfort and practicality. The walk-out basement, complete with in-floor heating, features a large family room with a

built-in entertainment area, three bedrooms, big windows, and access to an enclosed patio—a cozy, protected space to enjoy your surroundings year-round. Additional highlights: oversized attached garage with in-floor heat, built-in cabinetry, sink, and hot/cold water. Surrounded by mature trees, wide-open fields, and breathtaking west-facing views. Just a short drive to amenities in Strathmore, and a quick commute to Calgary and YYC. This home offers the ideal combination of luxury, low-maintenance design, and unmatched rural charm. The land offers many possibilities too for future uses as the house and shop were developed on the east side of the property. Whether you're seeking a private family acreage or a turnkey retreat with space to work and play, this property delivers. A rare opportunity to own a thoughtfully designed, move-in-ready acreage in one of Wheatland County's most desirable locations. Call your AWESOME Realtor today to book a viewing!