



**GRASSROOTS**  
REALTY GROUP

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255046 Township Road 250  
Rural Wheatland County, Alberta

MLS # A2265589



**\$1,180,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	6,201 sq.ft.	Age:	2013 (12 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Double Garage Detached, Quad or More Attached, RV Access/Parking		
Lot Size:	1.63 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Many Trees, Views		

**Heating:** Boiler, In Floor, Natural Gas

**Floors:** Hardwood, Linoleum, Tile

**Roof:** Metal

**Basement:** Full

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), High Ceilings, Jetted Tub, Recessed Lighting, Skylight(s), Walk-In Closet(s)

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 6-25-25-W4

**Zoning:** C-R

**Utilities:** -

**Inclusions:** none

Soooo.....much to see.....!!!! This amazing 6200 sq.ft home has room for everyone...from a grand foyer to a Custom gourmet kitchen with double islands....and upgraded appliances ....lots of lighting and plugs....a huge formal dining room to accommodate all family and friends.....main floor master suite with fireplace and a huge walk-in closet.....the upper level hosts 3 large bedrooms plus a craft room and another family/ sunroom with fireplace....also there is a full separate 2 bedroom suite with it's own entrance....the basement is ready for your personal touch....with in-floor heat..... Let's not forget about the 43 x 31 attached garage.....with in-floor heat too!!!!So you are getting 6 bedrooms...2 kitchens.....huge garage.... Triple pane windows.....all 36 inch wide doors throughout the home.....and a yard with trees and room for everyone.....You have to view it to see all that it has to offer.....!!!! and it is only 8 minutes to Strathmore....1111