



**250077 Range Road 261 Road  
Rural Wheatland County, Alberta**

**MLS # A2271475**



**\$1,390,000**

<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow	
<b>Size:</b>	1,252 sq.ft.	<b>Age:</b> 1955 (71 yrs old)
<b>Beds:</b>	4	<b>Baths:</b> 2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Detached	
<b>Lot Size:</b>	44.80 Acres	
<b>Lot Feat:</b>	Cleared, Few Trees, Garden, Gentle Sloping	

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	1-25-26-W4
<b>Exterior:</b>	Shingle Siding, Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		
<b>Inclusions:</b>	none		

Welcome to your own slice of countryside serenity—just minutes from the city. This 47-acre hobby farm offers endless possibilities with 45 acres of irrigated land, perfect for crops, grazing, or gardens. A charming bungalow with a walk-up basement anchors the property, blending rustic character with modern updates for comfortable everyday living. With 40 acres of lush pasture backing onto an irrigation canal and year-round underground irrigation around the home, the land is set up beautifully for farming, ranching, or simply enjoying green, open space. The remaining acres feature the home and well-planned outbuildings, including a barn with 4 box stalls and 6 additional open stalls, plus a 28x24 shop ideal for equipment, hobbies, or storage. Inside the home, you'll find a welcoming blend of comfort and potential. Recent updates—including modern appliances, refreshed cabinetry, and a bright, functional layout—make it perfectly livable from day one, while the original hardwood floors and spacious rooms offer a chance to bring your own style and ideas to life. Whether you envision restoring its classic charm or adding contemporary touches, this home provides a solid, updated foundation ready for your personal vision. Whether you're dreaming of raising horses, starting a market garden, or creating a peaceful rural retreat, this property offers the perfect canvas. All of this, and you're only 25 minutes to Calgary and 12 minutes to Strathmore, with paved access right to your driveway. Come experience the space, the quiet, and the possibilities this unique acreage has to offer.