



221083 Range Road 270
Rural Wheatland County, Alberta

MLS # A2272687



\$1,499,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,201 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	12.55 Acres		
Lot Feat:	Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	18-22-26-W4
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage

Features: Bar, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Pantry, Separate Entrance, Storage, Track Lighting, Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Roll Down Blinds, 2 Dishwashers, 2 Microwaves, 2 Refrigerators, 1 Garage Control, Playhouse, Toys in the Play House, Barn 24 x 12, Shed 14 x 8, Manual Gate

UNLOCK this RARE OPPORTUNITY — Located in the GOLDFINCH INDUSTRIAL AREA STRUCTURE PLAN w/the potential to REDESIGNATE this parcel to ‘INDUSTRIAL.’!! This ONE-OF-A-KIND PROPERTY is situated on 12.55 ACRES of well-kept grounds in WHEATLAND COUNTY, offering STUNNING MOUNTAIN VIEWS from the WALK-OUT BUNGALOW. The home feat. 4,315.12 SQ FT OF DEVELOPED LIVING SPACE, 4 Bedrooms, 3 ½ Bathrooms, an ATTACHED OVERSIZED HEATED DOUBLE GARAGE, a 59’ x 39’ SHOP + a BARN w/A KIDS’ PLAYHOUSE. Entering the foyer, you’re welcomed by NEUTRAL TONES + a FORMAL DINING ROOM w/LARGE BAY WINDOWS that fill the space w/natural light. The WARMTH + CHARM carry into the LIVING ROOM, showcasing CUSTOM OAK BUILT-IN BOOKSHELVES, OAK PANELLING, a FLOOR-TO-CEILING GAS STONE F/P, + LARGE WEST-FACING WINDOWS framing BREATHTAKING MOUNTAIN VIEWS. The BREAKFAST NOOK is ideal for QUICK + CASUAL MEALS, w/DIRECT ACCESS to the 59’0” x 11’8” WEST-FACING DECK, creating a seamless transition to OUTDOOR LIVING. The HEART OF THE HOME feat. TWO-TONE CABINETRY, WHITE APPLIANCES, ELECTRIC STOVE w/ELEGANT HOOD FAN + EXPANSIVE COUNTER SPACE + ABUNDANT CABINETRY, providing both FUNCTION + STYLE. A 2-PC BATHROOM + WASHER/DRYER, is tucked away in the Mudroom, by the GARAGE ENTRANCE + 2nd exterior door. On the EAST SIDE OF THE HOME, an UPDATED 4-PC BATHROOM sits across from the 2ND + 3RD GENEROUSLY SIZED BEDROOMS. The PRIMARY BEDROOM is spacious enough to accommodate a SITTING AREA, complete w/a LARGE WALK-IN

CLOSET + an UPDATED 4-PC ENSUITE feat. a WALK-IN SHOWER + DOUBLE VANITY. Downstairs the SPACIOUS BASEMENT opens into a LARGE FAMILY ROOM highlighted by BRICK WALLS + STONE WOOD-BURNING w/Gas Starter F/P. The RECREATION ROOM includes a POOL TABLE + spacious BUILT-IN BAR feat. wraparound wood cabinetry, a serving counter w/bar seating, a Dishwasher, creating the PERFECT setting for ENTERTAINING + HOSTING. A 24' x 22' UNDEVELOPED ROOM offers ample STORAGE, + DIRECT ACCESS TO OUTDOOR STORAGE. The flex area provides ample room for a KIDS' PLAY AREA, HOME GYM, OR HOBBY AREA. The 4TH BEDROOM feat. a UNIQUE LAYOUT w/ITS OWN FLEX AREA, while a NEWLY RENOVATED 3-PC BATHROOM across the hall. Recent IMPROVEMENTS: Well Pump(2025), 50 Gallon H2O Tank(2025), Regular Septic Service(2025), HVAC Serviced(2025), Shingles(2025), Windows(2019), Newer Furnace + You CHOOSE the PAINT COLOR w/the Paint CREDIT of \$14,500!! The 3-BAY SHOP is equipped w/OVERHEAD DOORS + Radiant Heat + includes a 13' x 7' LOFT W/A 2-PC Bathroom, offering excellent WORKSPACE POTENTIAL. Outside, the fully fenced property transforms into a PEACEFUL PRIVATE RETREAT. MATURE TREES THROUGHOUT THE ACREAGE create PRIVACY + NATURAL CHARM. Enjoy the COVERED PATIO + a DEDICATED F/P GATHERING AREA, perfect for relaxing or hosting FAMILY + FRIENDS while watching the SUNSET. Kids will love the HEATED PLAYHOUSE ATTACHED TO THE BARN, complete w/a LOFT SPACE, creating a fun + imaginative retreat for them!! You WONT WANT TO MISS out on this incredible PROPERTY!!