



GRASSROOTS
REALTY GROUP

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221006 Range Road 212
Cluny, Alberta

MLS # A2275439



\$579,888

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,209 sq.ft.	Age:	1972 (53 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	4.05 Acres		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Open Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, Quartz Counters		

Inclusions: none

This beautifully updated 4-bedroom bi-level home sits on 4 peaceful acres, offering the perfect balance of rural living and modern comfort. Located just 35 minutes from Strathmore along the Trans-Canada Highway and close to Cluny for everyday amenities, the property also benefits from bus service to Wheatland Crossing K-12 School. With over 2,000 sq ft of developed living space, the home rests on a new 2018 concrete foundation and has seen extensive upgrades. In 2018, the property received a new well with a 20 GPM rating, a 1200-gallon septic tank and field, a fully renovated 4-piece bathroom, a new roof, a 100A electrical panel, new plumbing throughout, new exterior doors and windows, a new pressure tank and hot water tank, and fresh paint. Improvements in 2021 and 2022 include central air conditioning, a new furnace heat exchanger, a gas heater for the garage, insulated garage doors, new laundry appliances, a new fridge and dishwasher, and updated countertops and backsplash. Recent improvements in 2025 include brand new kitchen cabinets with quartz countertops and a brand new electric range, new paint on walls and ceilings, new lights, new blinds, new flooring, new water treatment system and water softener and a sunroom. The main floor is bright and inviting, with an open living and dining area filled with natural light from north, west, and southeast-facing windows that frame sweeping prairie views. The elegant kitchen is ideal for cooking and entertaining, with the back deck just steps away. Three well-sized bedrooms, a full 4-piece bathroom, and a private ensuite in the primary bedroom complete the main level. The fully developed basement continues the home's thoughtful updates, featuring newer carpet, a spacious fourth bedroom, a 2-piece bathroom, and a hidden den tucked behind a moving built-in bookshelf. This secret space is perfect

for a cozy theatre room, a quiet office, or secure storage. From the basement, you can access the oversized 29' x 32' heated garage, large enough for two full-sized vehicles with room to spare. This property is an exceptional opportunity for anyone seeking a homestead with space, privacy, and the freedom to create the lifestyle they've been dreaming of, all within an easy drive of Strathmore or Calgary.