



**252039 Range Road 255**  
**Rural Wheatland County, Alberta**

**MLS # A2294091**



**\$1,099,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,159 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Ga		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Dog Run Fenced In, Garden, Landscaped, Views		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	17-25-25-W4
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Shed, Chicken Coop, Refrigerator and Chest freezer in the garage

Country Living at its finest with a short 15 minute drive to Strathmore and 45 minutes to Calgary! Situated on 3 acres with serene prairie views, this beautiful home offers 4,051 SF of developed living space with 6 bedrooms and 3 bathrooms, allowing an abundance of space for the growing family. The bright and open main floor features high ceilings, tile and wide-plank hardwood flooring, spacious front living room leading to the Chef's kitchen showcasing stainless steel appliances (stove can be switched between induction or gas very easily), large island with storage accessed from both sides, granite countertops, two toned cabinets with plenty of drawers and easy close slides and a butler's pantry with ample shelving and a sink. The dining area gives access to the deck and the rear family room is the perfect place to gather around the wood burning fireplace on those cold, winter days. The vaulted ceilings over the living, dining and family room with surround windows allow for expansive mountain views and year round enjoyment of beautiful sunrises and sunsets. The Primary bedroom is complete with a 5 piece ensuite, walk in closet and a private access to the covered deck. Two additional guest bedrooms, 4 piece bathroom, mudroom and conveniently located laundry room complete this level. The basement is finished with cozy in-floor heat, an over-sized family room with wood burning stove, 3 generously scaled bedrooms, a 4 piece bathroom and a home office with french door access. Don't overlook the attached TRIPLE garage (with in-floor heat), Reverse Osmosis drinking water tap, central AC for those hot summer days, 24 solar panels with Tesla battery The septic field was expanded in 2021 as well as a second septic field and electric meter installed on the property offering great potential development for a shop or additional living quarters. Storage sheds, greenhouse, a

vegetable garden, and 2 chicken coops allow you to enjoy the extra benefits of acreage living! Additional highlights include the school bus that stops at the end of the driveway and dust prevention on road. Nothing to do but move in and enjoy...book your showing today!