



221006 Range Road 212
Rural Wheatland County, Alberta

MLS # A2302575



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,175 sq.ft.	Age:	1972 (54 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	4.05 Acres		
Lot Feat:	Many Trees, No Neighbours Behind, Private		

Heating:	Forced Air, Natural Gas	Water:	Other, Well
Floors:	Carpet, Vinyl Plank	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-22-21-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Natural Gas, Other, Underground Utilities, Water
Features:	Bookcases, Built-in Features, Ceiling Fan(s)		

Inclusions: Bookcase in the bonus/den in basement

Beautiful prairie views on 4 acres. A beautifully updated 4-bedroom bi-level home, with small hobby tree farm, just a short 35 minutes from Strathmore along Trans Canada Highway. Located near Cluny for nearby amenities and bus service to Wheatland Crossing K-12 school. PARTIAL IRRIGATION RIGHTS available (yearly subscription) too! Over 2000 sqft of updated developed living space in excellent condition, this home was put on a new (2018) concrete foundation with a LONG LIST of upgrades and recent updates. 2025: BRAND NEW KITCHEN quartz countertops, new cabinets, new backsplash, new oven and hood fan, new hardware and faucet. New flooring, fully repainted throughout the main floor, new blinds, and new bathroom vanities. Not just cosmetic, this home ALSO got in 2025: new high-efficiency hot water heater, new water softener, UVC water filter, RO system for drinking water. In 2018 this home got a new well (20GPM rating per the 2018 report provided) and advanced 1200 gallon septic tank & field, full 4 pc bathroom renovation, new roof, 100A electrical panel, new plumbing throughout, exterior doors & windows, pressure water tank, and new paint. 2021 and 2022: Central AC, new furnace heat exchanger, new gas garage heater, insulated garage doors, washer & dryer, and fridge & dishwasher. This is the perfect homestead property with the ability to drive to Strathmore or Calgary with so much potential to make your lifestyle dreams become reality. The open living room / dining room is flooded with natural light with the windows facing north, west, and south-east, all showing off the breathtaking, beautiful prairie views from your living room! The elegant kitchen is a delight to cook and entertain from. 3 well-sized bedrooms, a full 4 pc bath and a primary bedroom en-suite bathroom complete this main floor. The FULLY finished basement has the

large fourth bedroom, a 2pc bathroom, and a secret hidden DEN tucked behind a moving built-in bookshelf – which would be perfect for a small theatre room, private work office, or simply some private storage. From the basement is access to the attached, huge 25 x 31 ft heated garage, big enough for two large vehicles plus more. CHECK OUT THE VIDEO AND VIRTUAL TOUR!