



**263021 Township Road 240
Rural Wheatland County, Alberta**

MLS # A2092316



\$1,290,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,570 sq.ft.	Age:	2020 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	48.08 Acres		
Lot Feat:	Lawn, Gentle Sloping, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	33-23-26-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Kitchen Island, See Remarks		

Inclusions: N/A

Price Adjusted to sell. Owners transferred. Homestead Lands: Location, location, location! What an opportunity. Main Floor Living at Best. 1560 sq. ft. 2020 custom-built bungalow on 48+ acres of paradise only minutes away from Calgary, Strathmore, and the Bow River! Never offered before, this property is truly unique, boasting upwards of 30 acres of Hay Land, mountain views, and amazing sunsets. Bring your prize animals — horses, cattle — this is grazing at its best with two water hydrants and a heated livestock waterer. Upon entry, you’ll immediately fall in love with the bright, open, modern feel of this home. The living room welcomes you with a spacious seating area, large windows, and a gas fireplace. The country kitchen features ample maple cabinets, stainless steel appliances, and quartz countertops with an attractive backsplash. Complete with a walk-in pantry and island, the kitchen flows into the dining room, which has a sliding patio door out to the deck. Decks on the front and back of the home are all-decked-out with composite construction cedar railings. Back inside, off of the dining area, is a door to the mudroom with closet space and convenient access to a 2 piece bathroom as well as the heated, oversized 30' x 30' garage and unspoiled basement (a blank canvas to finish to your liking). Down the hall from the kitchen and living room on the other side of the home are 3 bedrooms and a 4-piece hallway bathroom. Each bedroom features lush carpeting and generous closet space with a 3-piece ensuite and walk-in closet adjacent to the larger primary bedroom. With luxury vinyl flooring, air conditioning, a reverse osmosis water softener system, and quality construction throughout, this home and clean acreage checks all the boxes. The property also generates gas well revenue from Ember of \$2150.00 per year and a shelterbelt of

approximately 400 trees was planted in 2021. Not only that, you'll love the garden area and the property is just minutes away from the proposed airport. Call to inquire/view today! Bring your extended family, 2nd dwelling permitted. All questions County of Wheatland Development Office.