



260050 Township Road 224
Rural Wheatland County, Alberta

MLS # A2133761



\$1,135,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,516 sq.ft.	Age:	1998 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Quad or More Detached, RV Access/Parking, Single Garage Attached		
Lot Size:	4.63 Acres		
Lot Feat:	Landscaped, Level		

Heating:	Forced Air	Water:	Private
Floors:	Carpet, Hardwood, Linoleum	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-22-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	50
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, Storage, Vinyl Windows		

Inclusions: surveillance system, murphy bed, 2 shop radiant heaters, shop office furnace, laundry room stand up freezer, basement chest freezer, (kitchen table, couches and side tables are negotiable)

WOW - everything you can need and want is here! 4.73 acres with trees, landscaping, fencing, irrigation, solar power, 2500 sq ft heated outbuilding with an office, washroom, 2 workshops, cold storage AND there's pavement right to the driveway. Tired of utility bills? The solar panels eliminate the usage and most of the transmission costs with an 18kW system. The workshops have all the bells & whistles - tube heaters, water, 220V, 225 AMP service, 50 AMP hook up, generator transfer switch, floor drain, built with 3/4" plywood, spray foam, 11.5' door on the big workshop (30'7"x38'11"), enclosed cold storage is 13'7"x38'11", smaller workshop/garage measures 23'4"x22'8". The attached garage on the house measures 23'8"x17'8", is heated with water and a gas line for the stove and has a full set of cupboards and storage- this was used as a canning area. The fully finished house has A/C, new triple pane argon filled windows, upgraded Hunter Douglas blinds, front and rear decks and fully functional layout. As you enter the home into a generous sized living area you'll notice the pristine hardwood flooring, a kitchen with storage galore, granite counters, Dacor appliances and a large separate laundry room with a sink and a convenient stand up freezer. Lots of room for your dining room table that steps out onto the back deck with a gas line for your BBQ or fire table. The primary bedroom has a 3pce ensuite with stand up shower and in floor heat AND a walk-in closet. 2 other bedrooms and a 4pce bath complete this level. Heading downstairs there is a cold storage room for your canning, a 4 pce bath, bar area and large family/rec room area that comes with a Murphy bed for your guests. Large windows let in lots of natural light so you will enjoy spending time in the basement. That's not all - there are about 90 trees around the perimeter, a pole fence along 3 sides of the property

(barbed wire back fence), the well and septic tank & field were done around 2014 and the yard can be fully irrigated.