



**GRASSROOTS**  
REALTY GROUP

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**255046 TSP RD250 Road**  
**Rural Wheatland County, Alberta**

**MLS # A2166876**



**\$1,290,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	6,202 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Double Garage Detached, Quad or More Attached, RV Access/Parking, Work		
<b>Lot Size:</b>	1.63 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Lawn, Many Trees, Treed, Views		

**Heating:** Boiler, In Floor, Natural Gas

**Floors:** Hardwood, Linoleum, Tile

**Roof:** Metal

**Basement:** Full, Unfinished

**Exterior:** Stucco

**Foundation:** Poured Concrete

**Features:** Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** NONE

**Water:** Well

**Sewer:** Septic Field, Septic Tank

**Condo Fee:** -

**LLD:** 6-25-25-W4

**Zoning:** C-R

**Utilities:** -

A rare opportunity to own this Luxurious Custom Built Estate Home minutes from Calgary and Strathmore. With over 6000 sq ft of old world charm and modern conveniences in a warm family home. Tastefully decorated with beautifully detailing thru out the home. Highlights include a elegant foyer as your enter with Venetian plastered wall to stunning open riser staircase. Be awed with the soaring ceiling and open and functional floor plan. Entertain in your gourmet kitchen with top of line appliances and Marble counters with an abundance of cabinet space on Terracotta Tile floors thru out the main floor. Two storey high ceilings in great room with a grand fireplace .Enjoy large dinner parties in the formal dining room. The master retreat is located on the main floor is a sanctuary for two with a luxurious 5 piece Ensuite . Enjoy the covered balcony that connects kitchen- great room -master suite to rock garden. The upper floor features a balcony off the entertainment area with three bedrooms and Craft room. The oversized Triple Attached garage is a car collector dream . 43'x31' with a work shop area all with in floor heating is off the main laundry room/mud room. Basement is undeveloped with full mechanical room twin boilers, rapid recovery hot water tanks Air conditioning coils have been installed in furnaces for future use, and basement has in floor heat. All this and it come with a full legal suite with 1873 sq ft of home designed for Family or friends or maybe make a bed and breakfast. Suite has 3 bedrooms 2 1/2 Bathrooms family room with fireplace kitchen and office, separate entrance. There are two wells and septic system to supply water to both homes. No problem with RV parking on this ever changing acreage it has a detached 24x20 garage and a repurposed home on original site is being used for storage and chicken coupe. Lots of mature trees and

fruit trees and vegetable garden on this fully fenced property. This property has to be seen to be fully appreciated.