



GRASSROOTS
REALTY GROUP

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**231020 Range Road 250 Road
Rural Wheatland County, Alberta**

MLS # A2170075



\$1,589,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,802 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	79.50 Acres		
Lot Feat:	Farm, Fruit Trees/Shrub(s), Level, Low Maintenance Landscape, Many Trees		

Heating:	Boiler, In Floor	Water:	Well
Floors:	Carpet, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	None	LLD:	12-23-25-W4
Exterior:	Stucco, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Shed; 318 Chrysler motor; main line; wheelmoves; monarch pump; 2H jacuzzi pump

Your desire is to live off the land...here is your next home! Nestled on a sprawling 79.5 acre property, located at the end of a private, winding 1/2 mile driveway, this charming 1800 sf, 3-bedroom bungalow offers the perfect blend of comfort and functionality. Built on slab with in-floor heating, the home features an open-concept layout designed for easy living and entertaining. The spacious main floor includes a large master suite with a walk-in closet, lovely ensuite bathroom and a separate nursery or workout room. The laundry room is located across the hall for added convenience and two more generously sized bedrooms complete the floor plan. The kitchen is complete with loads of custom designed, hickory cabinetry, black appliances, and a huge island that anchors the space. A double attached oversized garage provides easy & accessible parking, ample storage and workspace. Recent updates to the home include a brand-new metal roof installed in 2024, ensuring durability for years to come. Step outside to enjoy the beautiful north-facing patio, ideal for relaxing and enjoying the sun rise and set, or unwind on the covered south-facing patio, perfect for enjoying sunny days. Situated on 79.5 acres, this property offers 20 acres of lush pasture and 57 acres of highly productive hay fields, ideal for agricultural pursuits. The land also features seasonal water flow in the canal from April to October, providing additional water access for farming or irrigation needs. Fruit trees dot the property, and a roughed-in underground sprinkler system is ready to keep your landscape lush and green. With 58 acres of irrigation rights and included irrigation equipment, this acreage is set up to thrive. All of this is just a short 12-minute drive from Strathmore and a 25 minute drive from Deerfoot Trail, combining rural privacy with convenient access to town amenities. For additional workspace

and storage there is a 24x38 metal frame shop with sliding barn style doors. The shop currently has a woodburning stove to take the winter chill off while you complete your work. Whether you're looking to farm, garden, or simply enjoy the peaceful country lifestyle, this property offers endless potential and charm. Call your awesome Realtor today and book a viewing!