



GRASSROOTS
REALTY GROUP

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230026 Range Road 255
Rural Wheatland County, Alberta

MLS # A2190063



\$1,499,999

Division:	NONE		
Type:	Residential/House		
Style:	2 and Half Storey, Acreage with Residence		
Size:	5,465 sq.ft.	Age:	1915 (110 yrs old)
Beds:	8	Baths:	6 full / 1 half
Garage:	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Pa		
Lot Size:	12.04 Acres		
Lot Feat:	Front Yard, Irregular Lot, Lawn, Level, Private, Treed, Views		

Heating:	Boiler, Forced Air	Water:	Well
Floors:	Carpet, Ceramic Tile, Concrete, Hardwood, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	6-23-25-W4
Exterior:	Composite Siding, Concrete, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Swim Spa		

Unmatched Value & Two Homes on 12+ Acres for Far Less Than Replacement Cost! Opportunities like this don't come along often. This remarkable estate offers an extraordinary combination of land, luxury, and lifestyle at a price that's impossible to replicate today. Whether you're looking for a dream homestead, an income-generating retreat, or a multi-generational family haven, this is a savvy investment you won't want to miss. Two Incredible Homes on 12 Acres & A Restored Heritage Masterpiece and a Luxurious Guest House! Imagine the possibilities: a serene bed & breakfast, an Airbnb or VRBO retreat, or an equestrian haven & this extraordinary property offers it all! Nestled on 12 private acres, this one-of-a-kind estate combines the timeless charm of a meticulously restored 1915 character home with the modern sophistication of a 2016-built guest house, plus a triple attached garage, barn, and multiple outbuildings. Step into the heritage home and be transported by its distinctive architectural details, including an original stone-faced wood-burning fireplace, antique stained-glass bookshelves, and elegant light fixtures. The main floor boasts a traditional living room, a spacious dining room flowing into an upgraded farm-style kitchen with granite countertops, high-end appliances, and a custom breakfast table. Also on this level: a cozy study/den, a 3-piece bath, a mudroom, and access to the oversized triple garage. The second floor features a serene primary retreat with a wrap-around balcony, two generously sized bedrooms, and a classic 4-piece bathroom. On the charming top floor, two vaulted-ceiling bedrooms await & perfect for kids, offices, or hobbies. Downstairs, the basement transforms into an English-style pub with a full bar, coffee station, polished concrete flooring, a copper soaker tub, and a wine

cellar. The 2016-built guest house redefines luxury with 1,500 sq. ft. of contemporary design. The main floor includes a gourmet kitchen, spacious living room, half bath, office/den, and laundry. Upstairs, you'll find a stunning primary suite with a 4-piece ensuite, two additional bedrooms, and another 4-piece bath. Beyond the homes, the heated triple attached garage offers a fitness area with a swim spa, large shower, and rooftop patio access. The property also includes a barn, workshop, two detached garages (one converted into a music studio), and multiple outdoor spaces, including three decks/porches, a wrap-around balcony, a rooftop patio, a fire pit area with 5 RV plugs, and a wood-fired pizza oven. This remarkable property blends history, functionality, and endless opportunities. Don't miss the features list, virtual tour, floor plans, and lifestyle video on YouTube — let's chat today about making it yours!