



GRASSROOTS
REALTY GROUP

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243077 Range Road 255
Rural Wheatland County, Alberta

MLS # A2192373



\$1,462,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,901 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	3
Garage:	220 Volt Wiring, Driveway, Garage Door Opener, Heated Garage, Oversized,		
Lot Size:	5.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	20-24-25-W4
Exterior:	See Remarks, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage Door opener		

****Welcome to your dream acreage just minutes from Strathmore!**** Enjoy the perfect balance of country serenity and city convenience with quick access to all amenities and an easy commute to Calgary via Highway 1. Set on 5 acres with paved access and no gravel roads, this impressive property offers breathtaking west-facing mountain views on clear days. The spacious, air-conditioned bi-level home offers over 3,760 sq ft of developed living space, featuring five bedrooms (plus two potential) and three full bathrooms. The primary suite is a true retreat with a large walk-in closet and a beautifully appointed ensuite with dual vanities. Recent upgrades include hardwood floors and a custom gourmet kitchen with granite countertops, ample cabinetry, and a large island—ideal for entertaining. The bright dining and living areas are framed by west-facing windows that capture stunning sunsets. The fully developed basement boasts in-floor heating and includes a large family room, three additional bedrooms, a full bathroom, a laundry room, and a versatile flex/storage space. The home is equipped with triple-glazed windows, Hardie board siding, a Dura Deck, two sump pumps, a boiler, a forced air system, and in-floor heating throughout. Central air conditioning keeps the home comfortable year-round. Outside, the 45' x 40' heated shop is a showstopper. It includes 220V power, 12-foot and 18-foot doors, and space to accommodate up to nine vehicles, making it perfect for car enthusiasts, contractors, or hobbyists. This is more than just a home—it's a lifestyle. Schedule your private viewing with your favorite real estate professional today.