



GRASSROOTS
REALTY GROUP

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252064 Range Road 244
Rural Wheatland County, Alberta

MLS # A2212809



\$1,150,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,364 sq.ft.	Age:	1989 (36 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Quad or More Detached		
Lot Size:	10.00 Acres		
Lot Feat:	Low Maintenance Landscape, No Neighbours Behind, Pasture, Private, Secl		

Heating:	In Floor, Forced Air, Wood Stove	Water:	Well
Floors:	Concrete, Hardwood, Tile	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Partial	LLD:	17-25-24-W4
Exterior:	Vinyl Siding	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	Beamed Ceilings, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refer to Schedule 'A'		

Tucked at the end of a dead-end road and surrounded by mature spruce trees, this quiet and private 10-acre property offers exceptional features for rural living. The 2364 sq ft home includes a bright entryway, epoxy concrete floors, upgraded kitchen with industrial appliances, refinished cabinetry, skylights, and a cozy wood stove in the sitting area. The oversized dining room with Indonesian oak flooring is perfect for entertaining. The main floor includes a spacious primary bedroom with ensuite and walk-in closet, plus two additional bedrooms with walk-in closets and a Jack-and-Jill bath. Main floor laundry and 1/2 bath add convenience. The basement offers a fourth bedroom, storage, cold room, and flex space. The impressive 64x78 shop is fully equipped with a 12,000 lb hoist, paint booth, office, music room, and in-floor heat for year-round comfort. Outside features include a greenhouse, fenced garden, animal shelter, firepit, chicken coop, and above-ground swimming pool. There are paddocks fenced for your horses or maybe you want to get a cow or two! Located minutes from Strathmore via Hwy 564 or RR 245—this unique property combines privacy, function, and charm. Book a showing with your AWESOME Realtor today!