

\$1,100,000 - 260030 Range Road 251, Rural Wheatland County

MLS® #A2221279

\$1,100,000

3 Bedroom, 3.00 Bathroom, 1,636 sqft
Single Family on 2.99 Acres

N/A, Rural Wheatland County, Alberta

~ HUGE PRICE IMPROVEMENT~ Escape to Country Living – Just 12 Minutes from Strathmore! Welcome to 260030 Range Road 251, a beautifully maintained 2.99-acre established acreage offering the perfect blend of functionality and comfort. Built in 2013, this property features a spacious 40'5" x 58'5" shop and a 30'11" x 36'6" attached garage with in-floor heat, ideal for hobbyists, mechanics, or those needing ample storage and workspace. Step inside to a thoughtfully designed main floor layout. You are welcomed by a generous foyer, with a dedicated office and walk-through pantry to your left and convenient access to the laundry room and closet to your right. The heart of the home is the open-concept kitchen, dining, and living area – perfect for entertaining. The kitchen boasts rich dark wood cabinetry, granite countertops, a corner pantry, and stainless steel appliances. The cozy dining nook is tucked to the side, flowing seamlessly into the bright living room, where the elegant curved staircase adds a stunning architectural focal point. The main floor primary suite offers a peaceful retreat with a spacious walk-in closet and a luxurious ensuite. Downstairs, the fully developed basement provides even more living space, featuring a large recreation room with a bar, two additional bedrooms, a 4-piece bath, and a generous utility/storage room. Outside, enjoy Alberta's wide-open skies



from the large covered deck with BBQ area, ideal for summer evenings or morning coffee. The gazebo offers additional outdoor space for gathering out of the elements. Whether you're looking for space to grow, work, or relax, this turn-key acreage checks all the boxes!
(id:6289)

Built in 2014

Essential Information

Listing #	A2221279
Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,636
Acres	2.99
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	260030 Range Road 251
Subdivision	N/A
City	Rural Wheatland County
Province	Alberta
Postal Code	T1P0V8

Amenities

Amenities	Schools
Parking	Attached Garage, Oversize, Parking Pad
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo
Heating	Natural gas Forced air, In Floor Heating

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Garden Area, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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