

\$1,550,000 - 241054 Range Road 260, Rural Wheatland County

MLS® #A2226490

\$1,550,000

5 Bedroom, 3.00 Bathroom, 1,555 sqft
Single Family on 60.05 Acres

N/A, Rural Wheatland County, Alberta

For more information, please click the "More Information" button. This awesome piece of Country property has the Potential To Subdivide or redesignate to commercial or maintain Agriculture status. Within the Wheatland County west Highway 1 area structure plan and only minutes from the De Havilland Field aircraft manufacturing facility project. Live the country life in this comfortable country home with 60 acres that has a creek flowing through or purchase as a holding property with options to redesignate or subdivide for future business opportunities upon County approval. Located close to all amenities and main highway just west of Strathmore and 20 minutes to Calgary. Only 1/2 km off of Highway 1. Currently runs as a horse and cattle ranch with 50 acres of grazing land. It has a creek running through the coulee with a dugout. There is a hay field plus native grass used for grazing. The ranch also has a 900 sq ft 5 stall barn with water hydrant and electricity also shelters, corrals and is fenced and cross fenced. The home is an upgraded raised bungalow with a walkout basement with in-floor heating and wood stove, plus 3 bedrooms, 4-piece bathroom and family room all on lower level. The house has nearly 3000 sq ft of fully developed and usable living space main level is open concept kitchen, dining room and living room with 2 bedrooms a 4-piece bathroom and a 6-piece ensuite and a



walk-in closet in master. Huge decks on north, south and east sides. It has much more such as mountain views, incredible sunsets and a treed yard. Great water, newer septic tank, hot water tank, pressure tank and boiler tank. Beautiful home! (id:6289)

Built in 1984

Essential Information

Listing #	A2226490
Price	\$1,550,000
Bedrooms	5
Bathrooms	3.00
Square Footage	1,555
Acres	60.05
Year Built	1984
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	241054 Range Road 260
Subdivision	N/A
City	Rural Wheatland County
Province	Alberta
Postal Code	T1P0Y6

Amenities

Amenities	Golf Course, Shopping
Features	Treed, Wetlands, Wet bar, Wood windows, No neighbours behind, Closet Organizers, No Smoking Home
Parking Spaces	10
Parking	Parking Pad, RV
View	View

Interior

Appliances	Washer, Refrigerator, Cooktop - Electric, Range - Electric, Dishwasher, Stove, Dryer, Microwave, Garburator, Oven - Built-In
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Heating	Natural gas, Wood Central heating, Other, Forced air, Wood Stove, In Floor Heating
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	2
# of Stories	1
Has Basement	Yes
Basement	Separate entrance

Exterior

Exterior	Concrete
Exterior Features	Landscaped, Lawn
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office Easy List Realty



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