

\$925,000 - 261017 Range Rd 244, Rural Wheatland County

MLS® #A2249413

\$925,000

5 Bedroom, 4.00 Bathroom, 1,807 sqft
Single Family on 1.80 Acres

N/A, Rural Wheatland County, Alberta

Welcome to this stunning acreage, a true private oasis conveniently just over 30 mins from East Calgary and offering nearly 3000 sqft of developed living space! Tucked away on 261017 Range Road 244 in Rural Wheatland County, this property is surrounded by mature trees, creating a serene and secluded atmosphere. This unique 1.5-story reverse walkout home offers a spacious and functional living space for the whole family. The main level is the heart of the home, featuring a spectacular double-sided stone fireplace that beautifully divides the living and dining rooms. The large kitchen is a chef's dream, with granite countertops, a gas range, tons of cabinetry, and ample counter space. A versatile bedroom is also found on this floor currently being used as a home office. On the walkout basement level, you'll find the primary bedroom with 4pc ensuite bathroom, two additional bedrooms and with one currently converted into a convenient mudroom, full bathroom and laundry room. The top floor offers a private fourth bedroom, additional 3pc bathroom, a bonus living room, and a flexible space currently used as a playroom. Step outside and discover a paradise for all ages. The exterior has been updated with durable Hardie board siding, trim, railings and decking on the wrap-around deck (2019). The property also features a highly efficient boiler heating system (2019), 35-year hurricane proof



shingles on the garage (2009) and most of the windows are Argon Triple-Glazed. The expansive yard is a playground with a zipline, slide, and playhouse. The oversized 35ft x 24' 1'ft double detached garage provides plenty of space for vehicles and a dedicated workshop area. With excellent household water and access to irrigation water (to be requested from the county), this property truly has it all. This is more than a home; it's a cherished retreat waiting for you. (id:6289)

Built in 2005

Essential Information

Listing #	A2249413
Price	\$925,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	1,807
Acres	1.80
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	261017 Range Rd 244
Subdivision	N/A
City	Rural Wheatland County
Province	Alberta
Postal Code	T1P0L1

Amenities

Features	Treed
Parking Spaces	4
Parking	Detached Garage, Gravel, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Hood Fan, Window Coverings
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Stone
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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