

\$850,000 - 253047 Range Road 253 Range Nw, Rural Wheatland County

MLS® #A2260590

\$850,000

4 Bedroom, 2.00 Bathroom, 1,757 sqft
Single Family on 3.16 Acres

N/A, Rural Wheatland County, Alberta

****OPEN HOUSE** SUNDAY OCT. 19th, from 2:00 to 5:00 pm****This Acreage has Plenty to offer.** Highway 564 W turns into Country Hills Blvd & is a direct route to Calgary Airport!**. Privacy Fence and the home was moved from Calgary onto new foundation built by Heritage Concrete in 2019. Home has all new windows and original hard wood flooring, new siding. Newer Gas Stove in Kitchen. Secondary building with Heated Garage is a separate building with a illegal suited living quarters built on Slab in 2019 and a fenced private yard. HEATED GARAGE: (17 '1" x 30'11") 553 sq ft. ILLEGAL SUITE: 683 sq ft. There is a Privacy fencing with many gates on the North East and West side of property. The whole acreage can't be seen from main road as it gently sloped to give natural shelter from the wind. Nicely Treed and has a sound Berm on West/North end of property. Room for animals to be pastured. Services for Sewer, water and Electric beside main dwelling potential for large Garage or even a Shouse or Shop. Yard is gravelled and nicely designed for circle driveway ample parking and accessibility. Water Well produces 12 GPM. New Basement Foundation on Main House has 12 ft ceilings and roughed in plumbing for a kitchen and bathrooms. Basement is a blank slate for you to develop another private Living quarters. Raised Bungalow and high ceiling with lots of windows doesn't feel like a



basement - feels warm and cozy. Services for another building beside main house all in place. Two = Septic tanks perfect for multiple families. MAIN HOUSE with basement: 2145 sq ft of living space. Back of home private access to main floor and basement. Located just off pavement RR 253 and 30+ mins to Airport and Calgary. Nearest town Strathmore. 10x12 Greenhouse, 10 x 10 Gazebo, black shed 7.5x6, Shed 10.5 x 8. Virtual Tours x two on this listing, check out the 360 views and there is a button to de-furnish the rooms, garage and basement. What would you do with this property? (id:6289)

Built in 1959

Essential Information

Listing #	A2260590
Price	\$850,000
Bedrooms	4
Bathrooms	2.00
Square Footage	1,757
Acres	3.16
Year Built	1959
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	253047 Range Road 253 Range Nw
Subdivision	N/A
City	Rural Wheatland County
Province	Alberta
Postal Code	T1P0W1

Amenities

Utilities	Electricity, Natural Gas
Features	PVC window, Gazebo

Parking Spaces	6
Parking	Attached Garage, Garage, Gravel, Heated Garage, Oversize
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Stove, Dryer, Microwave
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

Exterior

Exterior	Concrete, Vinyl siding
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete, Slab

Listing Details

Listing Office	CIR Realty
----------------	------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 25th, 2025 at 1:01pm PDT