

# \$894,900 - 245041 Range Road 244, Rural Wheatland County

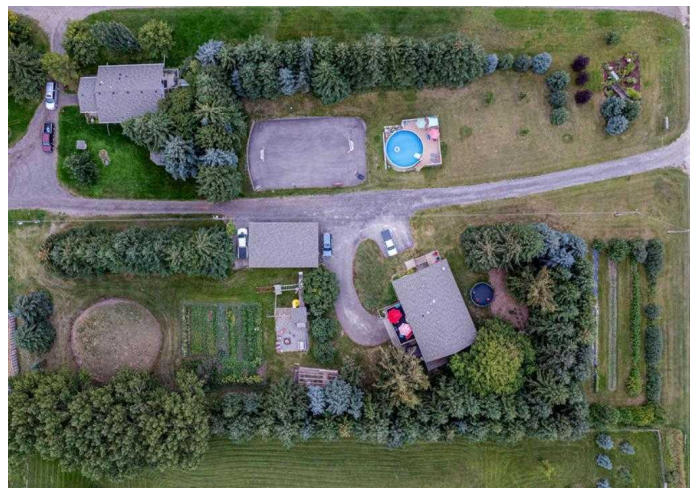
MLS® #A2203601

**\$894,900**

4 Bedroom, 2.00 Bathroom, 1,619 sqft  
Residential on 1.92 Acres

NONE, Rural Wheatland County, Alberta

Welcome to your own private oasis only minutes away from Strathmore! This large bungalow, with 3200+ sf of living space, sits on 1.92 acres of land with an abundant array of mature trees including spruce, birch and assortment of fruit trees. This is a 3 + 1 bedroom, 2 bath home with a walk out basement. Built in 1989, this home has had many updates in recent years including windows throughout, shingles, carpeting in the bedrooms, Central Air and an HRV unit added along with an RO system which has post treatment minerals added to it. There are two heat sources including a High Efficiency Hydronic Heating System along with a comforting wood stove in the lower level. From the gardens to the kitchen to the storage for your harvest, this home has all the necessities. Bring in your fresh fruit and vegetables and your friends and family! The main floor is an open concept with an expansive kitchen that has room for many cooks featuring an island with seating for 6! There are copious oak cabinets and long stretches of counterspace for preparing meals. Enjoy the eastern views from your dining room which opens up to the deck. Perfect for enjoying the morning sun or watching over your family as they take in outdoor activities. From the living room you can look out to the gorgeous evergreens. Finishing off the upper level is the oversized primary bedroom plus 2



additional bedrooms and the 5 piece main bath featuring a 2 person jetted tub! (Yes...There is a 70 gallon hot water tank to ensure you have enough water to fill the tub). In the lower level you will find huge family room. Space for movie nights and workouts and play. The wood stove lends to a cozy atmosphere on the cool winter days. Down the hall is another large bedroom, 3 piece bathroom and a multi-functional room. Think art studio, hobby room or even a home office. It is connected to the laundry room with tons of storage and a cold storage room beyond. From this level you have access to the abundant features of your property...the hot tub...the playground...the fire pit...the greenhouse...the garden...the 24 X 40 garage with HEATED workshop...the ball court/ice rink...the SALT WATER POOL AND DECK!!! Why travel when you have your own resort? What a fantastic opportunity here for an array of celebrations and events...make memories that count! There is so much growth and learning opportunities here for the young ones and young at heart. The seller is looking for a 60 day possession but there is room some movement. Bottom line is you and your family would get to enjoy this property and all its features this summer!!! Call your Realtor® for a viewing.

Built in 1989

### **Essential Information**

MLS® #	A2203601
Price	\$894,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,619
Acres	1.92
Year Built	1989

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	245041 Range Road 244
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0M2

### **Amenities**

Utilities	Natural Gas Paid, Electricity Connected, Heating Paid For, High Speed Internet Available
Parking Spaces	6
Parking	Additional Parking, Double Garage Detached, Gravel Driveway, Workshop in Garage
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Range Hood, Refrigerator, Washer
Heating	Boiler, Forced Air, Natural Gas, Wood Stove
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Fire Pit, Garden, Playground
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private, Yard Lights
Roof	Asphalt
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed March 18th, 2025

Days on Market 14

Zoning CR

### **Listing Details**

Listing Office CIR Realty

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