

\$2,550,000 - Nw Corner Of The Intersection Of 817 And Hwy 901, Rural Wheatland County

MLS® #A2233590

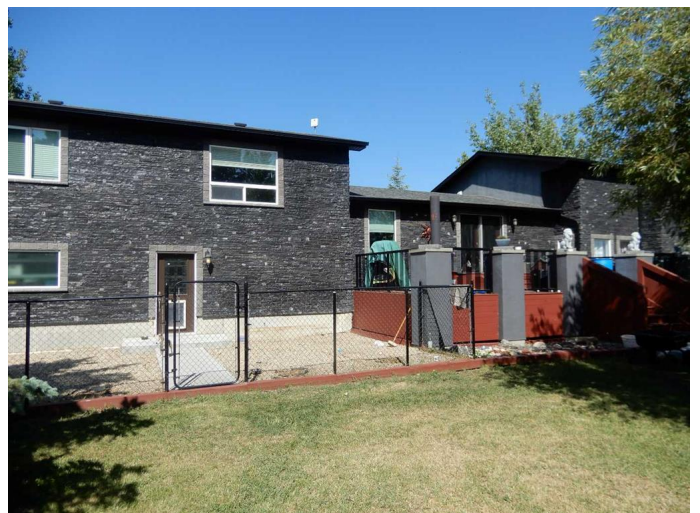
\$2,550,000

3 Bedroom, 2.00 Bathroom, 3,080 sqft
Residential on 3.00 Acres

NONE, Rural Wheatland County, Alberta

Dream Home Awaits: Custom 3000sqft House with Endless Possibilities!

Discover your dream home in this magnificent 3000 sqft custom-built house completed in 2017. With 3 spacious bedrooms and 2 luxurious baths, this home is designed for both comfort and functionality. Enjoy cooking in a chef's kitchen featuring a premium Bertazzoni appliance package, and unwind in the expansive living room adorned with custom solid wood beams and a cozy wood-burning fireplace. The home boasts energy-efficient features such as spray foam insulation, triple-pane windows, two high-efficiency furnaces, and a tankless water heater, ensuring year-round comfort while keeping utility costs low. The freshly painted interior showcases exquisite built-in millwork throughout and beautiful imported white-accented oak engineered flooring—no carpet in sight! Step outside to find an entertainer's paradise with 1000 sqft of engineered decks, a 4-year-old hot tub, and beautifully landscaped garden areas. Ideal for animal lovers, this property includes a large chicken coop and goat area, complete with power and heat—the animals can stay with the home! In addition to the attached 2-car garage, for hobbyists and those in need of extra storage, this property features an 800 sqft detached garage, fully finished with insulation and heat, a 3200 sqft Quonset



building with full concrete, insulation, heat, and power, and a magnificent 6000 sqft timber frame shopâ€”perfect for any project or passion. With a spacious undeveloped basement and a huge bonus room ready for your personal touch, this home truly offers endless possibilities. Nestled on a picturesque lot with gravel laneways throughout, your private sanctuary awaits! The property is beautifully landscaped with garden areas and a built-in garden space, offering a serene environment to unwind and connect with nature. Gravel laneways add charm and functionality, making it easy to navigate the expansive grounds. Conveniently located, this exceptional home offers the perfect blend of privacy and accessibility. Enjoy the tranquility of rural living while being just a short drive away from local amenities and attractions. Donâ€™t miss out on this extraordinary opportunityâ€”schedule your private tour today!

Built in 1957

Essential Information

| | |
|----------------|---------------------------------------|
| MLS® # | A2233590 |
| Price | \$2,550,000 |
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 3,080 |
| Acres | 3.00 |
| Year Built | 1957 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 4 Level Split, Acreage with Residence |
| Status | Active |

Community Information

| | |
|---------|--|
| Address | Nw Corner Of The Intersection Of 817 And Hwy 901 |
|---------|--|

| | |
|-------------|------------------------|
| Subdivision | NONE |
| City | Rural Wheatland County |
| County | Wheatland County |
| Province | Alberta |
| Postal Code | T1P 1J6 |

Amenities

| | |
|--------------|------------------------|
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | No Smoking Home, Walk-In Closet(s), Breakfast Bar, Beamed Ceilings, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Range Hood, Refrigerator, Washer, Gas Stove, Microwave, See Remarks, Washer/Dryer |
| Heating | Fireplace(s), Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Other, Dog Run, Garden, Storage |
| Lot Description | Landscaped, Private, See Remarks |
| Roof | Asphalt Shingle |
| Construction | Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 23rd, 2025 |
| Days on Market | 8 |
| Zoning | CR |

Listing Details

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

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