

# \$975,000 - 261017 Range Rd 244, Rural Wheatland County

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MLS® #A2249413

**\$975,000**

5 Bedroom, 4.00 Bathroom, 1,807 sqft  
Residential on 1.80 Acres

NONE, Rural Wheatland County, Alberta

Welcome to this stunning acreage, a true private oasis just 20 minutes from Strathmore. 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 2937sqft of spacious and functional living space. 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.

Built in 2005

**Essential Information**

|                |                                           |
|----------------|-------------------------------------------|
| MLS® #         | A2249413                                  |
| Price          | \$975,000                                 |
| Bedrooms       | 5                                         |
| Bathrooms      | 4.00                                      |
| Full Baths     | 3                                         |
| Half Baths     | 1                                         |
| Square Footage | 1,807                                     |
| Acres          | 1.80                                      |
| Year Built     | 2005                                      |
| Type           | Residential                               |
| Sub-Type       | Detached                                  |
| Style          | 1 and Half Storey, Acreage with Residence |
| Status         | Active                                    |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 261017 Range Rd 244    |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T1P 0L1                |

**Amenities**

|                |                                                                          |
|----------------|--------------------------------------------------------------------------|
| Utilities      | Electricity Paid For, Heating Paid For, Natural Gas Paid, Water Paid For |
| Parking Spaces | 4                                                                        |

|              |                                                                                            |
|--------------|--------------------------------------------------------------------------------------------|
| Parking      | Additional Parking, Double Garage Detached, Garage Door Opener, Oversized, Gravel Driveway |
| # of Garages | 2                                                                                          |

## Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Vaulted Ceiling(s)                    |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Boiler                                                                                                    |
| Cooling           | Central Air                                                                                               |
| Fireplace         | Yes                                                                                                       |
| # of Fireplaces   | 1                                                                                                         |
| Fireplaces        | Double Sided, Family Room, Glass Doors, Stone, Wood Burning, Dining Room                                  |
| Has Basement      | Yes                                                                                                       |
| Basement          | Finished, Full, Walk-Out                                                                                  |

## Exterior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Storage                                                                    |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed |
| Roof              | Asphalt Shingle                                                                                                    |
| Construction      | Cement Fiber Board, Stone                                                                                          |
| Foundation        | Poured Concrete                                                                                                    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 18th, 2025 |
| Days on Market | 7                 |
| Zoning         | CR                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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