



GRASSROOTS
REALTY GROUP

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235038 Range Road 253
Rural Wheatland County, Alberta

MLS # A2254143



\$2,500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,422 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	28.86 Acres		
Lot Feat:	Creek/River/Stream/Pond, Garden, Lawn, Low Maintenance Landscape, Man		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Mound Septic, Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	33-23-25-W4
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	RB
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry

Inclusions: Hot tub; event tent; pond pump and accessories; greenhouse; horse shelter

~ Don't miss the opportunity to own such a rare gem as this! ~ This exceptional 28+ acre estate just 7 km from Strathmore and under 45 minutes from Calgary offers luxury living and income potential. With a fully developed 3,700+ sq ft estate home and an established wedding venue, the opportunities are unmatched. The beautifully designed home features wraparound decks on three sides, a grand living room with a 20-ft wood-burning fireplace and west-facing floor-to-ceiling windows, an open-concept chef's kitchen with an 8-ft island, granite countertops, custom cabinetry, huge walk-through pantry, and a spacious mudroom connecting to an oversized attached garage. The main floor also includes a laundry room, 2-piece bath, and a luxurious primary suite with a walk-through closet, custom built-ins, 4-piece ensuite with in-floor heat, and built-in tub overlooking the Rocky Mountains. Not to mention the private access to the hot tub and south deck, along with an adjoining nursery/den. Upstairs features two bedrooms with a Jack & Jill 6-piece bath, a den with views of Eagle Lake, and a cozy library nook. The lower level offers three more bedrooms (one with custom bunk and Murphy beds), a 5-piece bath with steam shower, large rec room, and in-floor heating throughout. The exterior is finished with Hardie Board siding, and the professionally landscaped grounds include a pond with waterfall and island, rock pathways, mature trees, underground sprinklers, a detached double garage, small horse corral and shelter, and secure electric gate access. The property also includes a 40'x99' commercial event tent with concrete floor, bar, and prep area, seating for 150, a wedding ceremony space with antique doors and custom benches, and a camping area with fire pits—making it a turnkey wedding venue with negotiable equipment and supplies. This property is

truly one you cannot pass up—connect with your AWESOME REALTOR® & book a showing today!