



213056 Range Road 250  
Rural Vulcan County, Alberta

MLS # A2297932



**\$1,550,000**

<b>Division:</b>	Lake McGregor Country Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,299 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	20.00 Acres		
<b>Lot Feat:</b>	Farm, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, No Neighbours Behind		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	24-21-25-W4
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	Rural General
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Dishwasher, Freezer, Gas stove, Microwave Hood Fan, Refrigerator, Washer and Dryer with Pedestals, Water Softener, All window coverings including curtains, rods, and blinds, Central Vacuum (No attachments), Tv mount included for above stone fireplace in living room, Two garage door remotes, Coat rack, Fridge in Garage, Fridge in Laundry Room, Hot Tub, Built in Heated Richie Waterer, All Metal Gate, Portable Wind Fence pieces (by Horse shed), Wood Burning Stove in small shop

Welcome to this exceptional 20-acre hobby farm located just 9 km north of Mossleigh on Highway 24—perfectly set up for families, livestock, and those seeking the ideal balance of country living with convenient access to amenities. Schools, shopping, and services are all within approximately 30 minutes, with an easy commute to SE Calgary. The beautifully treed and private yard surrounds a stunning two-storey home offering 4,000 sq. ft. of developed living space. Recent updates include a fresh interior paint job and a fully developed basement completed in 2026, now featuring 6 bedrooms plus a den, providing flexibility for large families or multi-generational living. The main living space is a true showpiece, highlighted by a striking two-storey river rock stone fireplace that extends to the ceiling and is open to above from the second floor, anchoring the great room with warmth and character. Floor-to-ceiling windows and vaulted ceilings fill the home with natural light, while hand-scraped engineered hardwood flooring adds timeless appeal. The kitchen is both functional and inviting, featuring custom knotty hickory cabinetry, granite countertops, a slate backsplash, and a large central island. Stainless steel appliances include a gas cooktop with electric oven, along with a new fridge and dishwasher (2024). A spacious dining area seamlessly connects to the kitchen and living room, with direct access to the covered veranda, composite decking and built in hot tub (2024) perfect for enjoying expansive prairie views. The main floor also offers laundry/butler’s pantry with loads of cabinets, a office/den with patio access, and a convenient guest bathroom with glass shower. The primary suite provides a private retreat with a walk-in closet, soaker tub, glass shower, and separate water closet and even more storage. Upstairs features two large bedrooms and a full bathroom,

while the newly completed basement offers additional 3 bedrooms, a full bath, and a large open family/rec space with in-floor heat, future bar area, and cold storage room. This home is built for efficiency and comfort with triple-glazed windows, an ICF foundation, in-floor heating, and spray foam insulation. Additional updates include a new septic tank (2024) and well water tested in 2024 with excellent results. Outside, the property is exceptionally well-equipped for animals and rural living, featuring multiple shelters, barns, shops with power, and a new hydrant close to the garden, built in Richie waterer, metal gates on pens, and wood burning stove in shop. Complete with a heated triple attached garage and thoughtfully designed yard, this property offers a rare opportunity to own a turn-key acreage lifestyle. This is country living at its finest—space, privacy, and endless potential to grow!