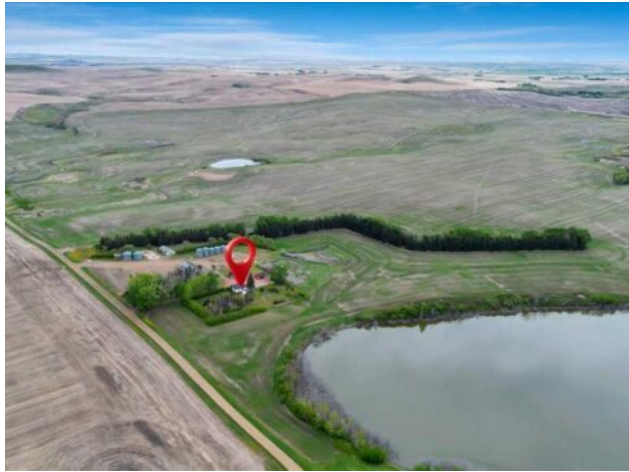




**204069 Township Road 262
Rural Wheatland County, Alberta**

MLS # A2301735



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,209 sq.ft.	Age:	1965 (61 yrs old)
Beds:	4	Baths:	1 full / 2 half
Garage:	Double Garage Detached, Off Street, RV Access/Parking		
Lot Size:	34.83 Acres		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Linoleum	Sewer:	Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	8-26-20-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Escape to serenity with your own private recreational farm retreat on 35 stunning acres. This unique property features a long, scenic driveway and beautifully maintained treed trails—perfect for quadding, horseback riding, walking, and snowmobiling. Surrounded by thousands of acres of open agricultural land, you’ll enjoy unmatched privacy and endless space to explore & relax. Located just 1 hour east of the Calgary airport, the property also offers access to a 25-acre private slough/pond ideal for water activities, wildlife viewing, or simple quiet time by the shore. A spacious hillside fire pit just off the back deck overlooks the water, creating the perfect setting for relaxing evenings and unforgettable views year-round. In addition to the charming cabin, the property includes two large Quonset huts (previously used for combines) and a heated double garage, providing ample space for equipment, recreational vehicles, or workshop use. Approximately 12 acres are farmable, with grain bins already in place that can generate modest supplemental income. For added convenience, snow removal, yard maintenance, and general property upkeep can be managed by the neighboring farmer—making this an ideal low-maintenance getaway with income potential.