



251002 Range Road 262
Rural Wheatland County, Alberta

MLS # A2307137



\$995,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,454 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Drive Through, Driveway, Garage		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Dog Run Fenced In, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn		

Heating:	Combination, In Floor, Forced Air, Zoned	Water:	Well
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-25-26-W4
Exterior:	Vinyl Siding, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wood Counters		

Inclusions: Standup Water Dispenser, 2 x 1100L water totes, video surveillance system (4 cameras, monitor, DVR unit), electric dog fence system (2 collars, control panel), propane fire pit, sea-can storage unit, storage sheds, dog house, dog run, rebar snow fencing, central vac rough in lines

Welcome to an extraordinary 3-acre estate where refined country living meets everyday convenience—located just 30 km from the edge of Calgary and within an effortless drive to Calgary International Airport. With paved access nearly the entire way and only a short gravel approach, this property offers a seamless transition from city to serenity. From the moment you arrive, the care and intention behind this property are unmistakable. Mature trees, curated perennial gardens, established fruit trees, and a thriving raspberry patch create a private, park-like setting. Inside, vaulted ceilings and expansive windows flood the home with natural light, while a striking three-way fireplace anchors the main living areas. The functional layout offers multiple gathering spaces, and the kitchen is thoughtfully designed with a wood block island, pantry storage, and seamless flow into the heart of the home. The primary suite provides a comfortable and private retreat with a walk-in closet and a well-appointed ensuite featuring a jetted tub, separate shower, and updated fixtures. The fully developed lower level expands the home’s livability with three additional bedrooms, a spacious recreation area, and year-round comfort enhanced by in-floor heating, forced air distribution, and a secondary fireplace. Outdoors, the fully fenced parcel is designed for both relaxation and functionality, featuring multiple sitting areas, a propane fire pit, and a permanent outdoor brick fireplace—perfect for enjoying fires day or night. Fruit trees, a raspberry patch, a dedicated dog run, and extensive storage options—including sheds and a sea-can—enhance both lifestyle and usability. The oversized garage is finished with epoxy flooring, built-in workspaces, and ample room for vehicles, storage, and hobby use. Ideally positioned less than a 10-minute drive from

the future De Havilland Canada aircraft manufacturing and airport development, this property offers privacy, space, and proximity to a major emerging economic hub. This is a rare opportunity to own a turn-key acreage offering comfort, functionality, and refined rural living—just minutes from Calgary.