



**272041 Highway 840**  
**Rural Wheatland County, Alberta**

**MLS # A2308767**



**\$895,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,514 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Gravel Driveway, Outside, Parking Pad		
<b>Lot Size:</b>	40.81 Acres		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Lawn, Pasture, Private, Treed, Views		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	18-27-21-W4
<b>Exterior:</b>	ICFs (Insulated Concrete Forms), Stucco, Vinyl Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	ICF Block	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Tankless Hot Water, Vinyl Windows		

**Inclusions:** Shed

\*\*\*BEAUTIFUL 2,514SQFT FAMILY HOME ON A BREATHTAKING 40.81 ACRE PARCEL WITH SPECTACULAR PANORAMIC VALLEY VIEWS\*\*\*Perched atop a spectacular 40.81-acre parcel overlooking the stunning Rosebud River Valley, this extraordinary dream acreage offers a lifestyle defined by peace, privacy, and breathtaking panoramic views in every direction. overlooking and boarding the majestic Rosebud River and surrounded by Alberta's natural beauty, this one-of-a-kind acreage combines luxury country living with unmatched scenery and convenience. Built in 2006 and boasting 2,514 sq. ft. of beautifully maintained living space, this immaculate two-storey home features a durable ICF concrete walkout basement, providing exceptional energy efficiency and year-round comfort. Inside, you'll find 4 spacious bedrooms total, 2.5 bathrooms, and a bright open-concept kitchen and living area designed perfectly for entertaining or relaxing with family while soaking in the incredible valley views. Enjoy the serene surroundings from the inviting 3-season sunroom or expansive wraparound deck — the perfect setting for morning coffee, unforgettable sunsets, and peaceful evenings under the stars. The property is also fully equipped for country living, featuring a barn area ideal for horses, goats, hobby farming, or the animals you've always dreamed of owning. Located directly off pavement for easy year-round access, this remarkable acreage offers the perfect balance of seclusion and accessibility — just 25 minutes from Drumheller and approximately 1 hour 15 minutes from Calgary. Properties like this rarely come available. The setting, the views, and the lifestyle are simply impossible to duplicate. This breathtaking Rosebud River Valley acreage truly must be seen to be fully appreciated. \*\*\*PLEASE NOTE THE

BASEMENT AND MAIN LEVEL ARE BUILT WITH ICF CONCRETE PROVIDING EXCEPTIONAL R-VALUE...NEW SHINGLES ALONG WITH FRONT DECK RAIL AND STAIRS ARE BEING INSTALLED\*\*\*