



GRASSROOTS
REALTY GROUP

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262039 Township Road 224
Rural Wheatland County, Alberta

MLS # A2309099



\$1,149,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,243 sq.ft.	Age:	2002 (24 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Aggregate, Electric Gate, Garage Faces F		
Lot Size:	1.13 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Fruit Trees/Shrub(s), Gard		

Heating:	Boiler, In Floor, Forced Air, Natural Gas, Zoned	Water:	Co-operative, Shared Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic System, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	22-22-26-W4
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Stucco	Zoning:	CR
Foundation:	ICF Block	Utilities:	Natural Gas Connected

Features: Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Pantry, See Remarks, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed x2, Greenhouse, Pool table, Front Gate opener

Beautifully maintained and incredibly private acreage, this original-owner property offers the kind of care, craftsmanship, and long-term pride of ownership that is becoming increasingly rare to find. Built with durability and efficiency in mind, the home was constructed using ICF foundation and wall systems — creating a solid, energy-efficient residence designed to stand the test of time and withstand Alberta's ever-changing weather conditions with confidence. From the moment you arrive through the electric security front gate, it's evident this property has been meticulously cared for. Mature landscaping, low-maintenance grass, thoughtfully placed trees, and peaceful surroundings create a setting that feels both refined and tranquil. A canal gently running through the back of the property adds a calming backdrop and enhances the natural beauty of the land, while the quiet road and exceptional neighbours complete the lifestyle this acreage offers. Inside, the home blends warmth and functionality with tall ceilings, hardwood flooring, triple-pane windows, and a bright, recently renovated kitchen designed for everyday living and entertaining alike. The cozy gas fireplace anchors the main floor living room, creating an inviting atmosphere perfect for relaxing evenings or hosting family and friends. Convenient main floor laundry adds to the thoughtful functionality of the home. The spacious layout includes two large secondary bedrooms on the main level, along with a generous primary retreat complete with its own ensuite bathroom. A new front deck welcomes you home, while the sunny south-facing tiered rear deck provides the perfect place to relax, entertain, or simply enjoy the surrounding peace and privacy. The fully finished basement adds additional living space, offering three more bedrooms and plenty of flexibility for large families, guests, hobbies,

or home office needs. With a total of six bedrooms and 3.5 bathrooms, this home provides both space and versatility without sacrificing comfort. The home's in-floor hydronic heating and air handler system further contribute to its efficiency and year-round comfort. Additional updates include roof shingles replaced in 2017 and durable stucco siding that complements the home's exterior. For hobbyists, car enthusiasts, tradespeople, or anyone needing functional workspace, this property truly stands apart. The heated shops feature in-slab heating, insulation, and 220V power, creating ideal year-round working environments. The oversized main garage offers ample room for vehicles, storage, and equipment. Gardeners and outdoor enthusiasts will equally appreciate the greenhouse, multiple storage sheds, and full irrigation system running throughout the property — all carefully designed to keep the grounds healthy, beautiful, and easy to maintain. This is more than just an acreage — it's a thoughtfully built and exceptionally maintained property where quality construction, comfort, and peaceful country living come.