



**221083 Range Road 270**  
**Rural Wheatland County, Alberta**

**MLS # A2309962**



**\$1,495,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	2,201 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	12.55 Acres		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, 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>	18-22-26-W4
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	AG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage

**Features:** Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Pantry, Separate Entrance, Storage, Track Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Roll Down Blinds, 2 Dishwashers, 2 Microwaves, 2 Refrigerators, 1 Garage Control, Playhouse, Toys in the Play House, Barn 24 x 12, Shed 14 x 8, Manual Gate

UNLOCK this RARE OPPORTUNITY &mdash; Located in the GOLDFINCH INDUSTRIAL AREA STRUCTURE PLAN w/the potential to REDESIGNATE this parcel to &lsquo;INDUSTRIAL&rsquo;!! This ONE-OF-A-KIND PROPERTY is situated on 12.55 ACRES of well-kept grounds in WHEATLAND COUNTY, offering STUNNING MOUNTAIN VIEWS from the WALK-OUT BUNGALOW. The home feat. 4,315.12 SQ FT OF DEVELOPED LIVING SPACE, 4 Bedrooms, 3 &frac12; Bathrooms, an ATTACHED OVERSIZED HEATED DOUBLE GARAGE, a 59&rsquo; x 39&rsquo; SHOP + a BARN w/A KIDS&rsquo; PLAYHOUSE. Entering the foyer, you&rsquo;re welcomed by STUNNING NEW FLOORING through out + FRESH NEUTRAL PAINT + a FORMAL DINING ROOM w/LARGE BAY WINDOWS that fill the space w/natural light. The WARMTH + CHARM carry into the LIVING ROOM, showcasing CUSTOM OAK BUILT-IN BOOKSHELVES, OAK PANELLING, a FLOOR-TO-CEILING GAS STONE F/P, + LARGE WEST-FACING WINDOWS framing BREATHTAKING MOUNTAIN VIEWS. The BREAKFAST NOOK is ideal for QUICK + CASUAL MEALS, w/DIRECT ACCESS to the 59&rsquo;0&rdquo; x 11&rsquo;8&rdquo; WEST-FACING DECK, creating a seamless transition to OUTDOOR LIVING. The HEART OF THE HOME feat. WHITE CABINETRY, w/NEW TILE BACKSPLASH, WHITE APPLIANCES, ELECTRIC STOVE w/ELEGANT HOOD FAN + EXPANSIVE COUNTER SPACE + ABUNDANT CABINETRY, providing both FUNCTION + STYLE. A 2-PC BATHROOM + WASHER/DRYER in the Mudroom by the GARAGE ENTRANCE + 2nd exterior door. On the EAST SIDE OF THE HOME, an UPDATED 4-PC BATHROOM sits across from the 2ND + 3RD GENEROUSLY SIZED BEDROOMS. The PRIMARY BEDROOM is spacious enough

to accommodate a SITTING AREA, w/a LARGE WALK-IN CLOSET + an UPDATED 4-PC ENSUITE feat. a WALK-IN SHOWER + DOUBLE VANITY. Downstairs the SPACIOUS BASEMENT opens into a LARGE FAMILY ROOM highlighted by BRICK WALLS + STONE WOOD-BURNING w/Gas Starter F/P. The RECREATION ROOM has a spacious BUILT-IN BAR feat. wraparound wood cabinetry, a serving counter w/bar seating, a Dishwasher, creating the PERFECT setting for ENTERTAINING + HOSTING. A 24' x 22' UNDEVELOPED ROOM offers ample STORAGE + DIRECT ACCESS TO OUTDOOR STORAGE. The flex area provides ample room for a KIDS' PLAY AREA, HOME GYM, OR HOBBY AREA. The 4TH BEDROOM feat. a UNIQUE LAYOUT w/ITS OWN FLEX AREA, while a NEWLY RENOVATED 3-PC BATHROOM across the hall. Recent IMPROVEMENTS: NEW FLOORS(2026) + FRESH PAINT THROUGHOUT (2026) + Well Pump(2025), 50 Gallon H2O Tank(2025), Regular Septic Service(2025), HVAC Serviced(2025), Shingles(2025), Windows(2019), Newer Furnace + INVISIBLE FENCE w/2 Collars for pets = \$6,500 VALUE!! The 3-BAY SHOP is equipped w/OVERHEAD DOORS + Radiant Heat + includes a 13' x 7' LOFT W/A 2-PC Bathroom, offering excellent WORKSPACE POTENTIAL. Outside, the fully fenced property transforms into a PEACEFUL PRIVATE RETREAT. MATURE TREES THROUGHOUT THE ACREAGE create PRIVACY + NATURAL CHARM. Enjoy the COVERED PATIO + a DEDICATED F/P GATHERING AREA, perfect for relaxing or hosting FAMILY + FRIENDS while watching the SUNSET. Kids will love the PLAYHOUSE ATTACHED TO THE BARN, complete w/a LOFT SPACE, creating a fun + imaginative retreat for them!!