



251045 Range Road 244
Rural Wheatland County, Alberta

MLS # A2310941



\$825,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	919 sq.ft.	Age:	1953 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Gravel Driveway, Single Garage Detached		
Lot Size:	4.72 Acres		
Lot Feat:	Few Trees, Lawn, No Neighbours Behind, Private		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Hardwood, Laminate, Other, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-25-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	CR Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: n/a

Tucked quietly among the prairie landscape just outside of Strathmore, this beautifully curated acreage captures the feeling so many are searching for: peaceful mornings, wide-open skies, and a slower pace of life without sacrificing comfort or convenience. Originally built in 1953 and relocated onto a new foundation in the 2000's, this charming bungalow seamlessly blends timeless character with thoughtful modern upgrades. Extensively renovated throughout, the home offers the warmth and craftsmanship of an earlier era paired with the functionality today's buyers expect. From the moment you step inside, refinished original hardwood floors, inviting living spaces, and carefully selected finishes create a home that feels both elevated and welcoming. At the heart of the home is a stunning RENOVATED KITCHEN designed for gathering and everyday living, featuring a six-burner gas stove, farmhouse sink, wood slab countertops, and NEW APPLIANCES that pair functionality with understated style. The cozy living room is anchored by a beautiful gas fireplace, creating the perfect setting for quiet evenings after a day spent outdoors. The spacious primary retreat offers patio door access to the outdoor living space, inviting you to take in uninterrupted prairie views and endless western skies. The beautifully renovated main bathroom feels spa-inspired with its soaker tub, stone flooring, and timeless finish selections. Downstairs, the fully developed basement extends the living space with two additional bedrooms, brand new flooring, a second gas fireplace, an updated 3-piece tiled shower bathroom, storage space, and a functional laundry/mechanical room complete with sink. Outside is where the lifestyle truly comes to life. Thoughtfully set up for acreage living, the property features cross-fencing, a round pen, mature surroundings, and highly usable acreage with endless

flexibility for animals, recreation, gardening, or simply enjoying the space and privacy rural living provides. Whether you're watching the sunset from the deck, hosting family gatherings under open skies, or enjoying the quiet that only country living offers, this property delivers a lifestyle that feels increasingly hard to find. The HEATED DOUBLE ATTACHED GARAGE (23'2" x 23'3") and detached single garage provide excellent utility, workspace, and storage, while the property's location offers the perfect balance of rural tranquility and accessibility. Additional updates include a newer furnace (3 years old), NEW hot water tank, UPDATED WINDOWS including triple-pane windows on the west side, excellent water supply, and a fully move-in-ready interior. School bus service conveniently passes by the property, adding everyday convenience for families. A rare opportunity to own a thoughtfully updated lifestyle acreage where character, comfort, and rural living come together beautifully, all within minutes of Strathmore and 32 minutes to Calgary's Stoney Trail.