



261017 Range Road 244  
Rural Wheatland County, Alberta

MLS # A2312433

**\$795,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow with Loft		
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Gravel Driveway, Oversized		
<b>Lot Size:</b>	1.80 Acres		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Private, Treed		

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-26-24-W4
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Wired for Sound

**Inclusions:** Water filters, playhouse, freezer in kitchen

Escape the ordinary and discover the lifestyle that only a mature treed acreage can offer. Nestled on 1.8 acres near Nightingale, this property provides a rare combination of privacy, natural beauty, and convenience. Surrounded by established trees, you'll enjoy a peaceful setting where morning coffee comes with birdsong, evenings are spent around the fire, and every season brings a new view from your own backyard. The mature shelter belt creates a sense of seclusion and privacy that simply can't be recreated on newer acreage developments. There is room to roam, space to build a shop, endless spots for children to explore, opportunities for gardening, outdoor entertaining, and all the hobbies that acreage living makes possible. The 5 bedroom character-filled home offers generous living space and a warm, welcoming atmosphere. Large windows bring in natural light and frame views of the surrounding trees, creating a connection to the outdoors throughout the home. Outside, the property continues to impress. A double detached garage provides plenty of space for vehicles, projects, and storage, while the charming playhouse/tack shed offers endless possibilities. Whether used as a children's hideaway, hobby space, garden shed, or for small acreage pursuits, it adds both character and functionality to the property. This property also features an underground cold storage room that adds a unique and practical feature, perfect for preserving garden harvests, or storing preserves. Located just a short drive from Strathmore and within commuting distance of Calgary, this property offers the best of both worlds: peaceful country living with convenient access to everyday amenities. It's tough to find mature trees, established privacy, and the feeling of a property like this in Wheatland County. Come experience acreage living the way it was

meant to be.