



241043 Range Road 270
Rural Wheatland County, Alberta

MLS # A2312509



\$795,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,868 sq.ft.	Age:	1955 (71 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Drive Through, Garage Door Opener, Gravel Driveway, Heated		
Lot Size:	2.73 Acres		
Lot Feat:	Back Yard, Garden, Landscaped, Lawn, Level, Many Trees, No Neighbours B		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	7-24-26-W4
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, Laminate Counters, Pantry, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Stand up freezer, wardrobe x2, sheds / outbuildings.		

Tucked away on 2.7+ beautifully maintained acres in scenic Wheatland County, this fully fenced and gated property offers the perfect balance of peaceful country living and everyday convenience. Surrounded by wide open prairie skies with breathtaking west-facing views toward the Rocky Mountains, this private and manageable acreage is ideally located just 30 minutes to Calgary and only 11 minutes to Strathmore, providing quick access to all major amenities, shopping, schools, and services. The classic bungalow offers comfortable country charm with a fully developed basement, creating plenty of space for family living, entertaining, or multi-purpose use. The property is exceptionally well-equipped for hobby farming, storage, trades, or acreage enthusiasts with a massive heated and insulated drive-through garage complete with workshop space and a convenient half bathroom. Several additional outbuildings provide excellent storage options, while the greenhouse and established hen setup create the perfect opportunity for those seeking a more self-sufficient lifestyle. Whether you are looking for a quiet retreat, a hobby acreage, or simply more space and privacy without sacrificing proximity to the city, this property delivers an incredible opportunity to enjoy rural living with endless western sunsets and room to breathe.