



241003 Range Road 235
Rural Wheatland County, Alberta

MLS # A2314185



\$799,900

Division:	NONE		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Bungalow		
Size:	1,694 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Insulated, See Remarks		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Many Trees, No Neighbours Behind, Pasture, See Remarks		

Heating:	Floor Furnace, Natural Gas	Water:	Well
Floors:	Carpet, See Remarks, Vinyl Plank	Sewer:	Septic Field
Roof:	Asphalt Shingle, See Remarks	Condo Fee:	-
Basement:	Full	LLD:	8-24-23-W4
Exterior:	Concrete, See Remarks	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Walk-In Closet(s)		

Inclusions: 1 Freezer, corner shelving in living room and master bedroom, outdoor play centre (as is) garage door opener (2), ceiling fans

Welcome to your own private country retreat in beautiful Wheatland County — where peaceful rural living meets modern comfort and quality craftsmanship. Nestled on 3 pristine acres with breathtaking prairie views, this well-maintained property offers the perfect balance of privacy, functionality, and convenience, located just minutes from Strathmore and within easy reach of Calgary. Offering nearly 1,750 sq. ft. of thoughtfully designed living space, this inviting 3-bedroom, 2-bathroom home features a bright open-concept layout ideal for both everyday living and entertaining. Sound-insulated interior walls provide added comfort and quiet throughout the main living areas, creating a warm and relaxing atmosphere. Just off the foyer, a separate office offers the perfect work-from-home setup, reading room, hobby area, or flexible bonus space to suit your lifestyle. The spacious kitchen was designed with both function and family gatherings in mind, featuring double ovens, abundant cabinetry, generous counter space, all major appliances, and an oversized walk-in pantry with exceptional storage and organization. The adjoining dining and living spaces are filled with natural light and provide the perfect setting for hosting family and friends. The primary suite serves as a peaceful retreat with a luxurious soaker tub, separate shower, and double sinks complete with convenient pull-out drawers. The second and third bedrooms are generously sized with large windows and versatile layouts, ideal for family members, guests, or additional workspace options. The walk-up basement is already plumbed and ready for future development, offering endless opportunities to customize additional living space to fit your needs. Built for long-lasting durability, efficiency, and year-round comfort, this home showcases ICF (Insulated Concrete Form) construction — a premium

building method known for superior insulation, outstanding soundproofing, and impressive structural strength. Combined with a poured concrete foundation, updated windows, newer roof (2020), and a power line to the Quonset supporting 100-amp service, this property was built to stand the test of time while helping reduce heating and cooling costs. Step outside and embrace the tranquility of country living from both the front and back decks overlooking endless prairie skies. The property is fully fenced with secure barbed-wire fencing, includes an invisible dog fence, and provides ample space for animals, outdoor recreation, gardening, or hobby farming. A standout feature is the impressive 44.5 x 26.2 Quonset — perfect for storing equipment, recreational vehicles, outdoor machinery, or creating the ultimate workshop space. The insulated double attached garage adds even more functionality with a gas line, 30-amp plug, and its own electrical panel. Additional highlights include a high-producing 13-gallon-per-minute well, whole-home water purification and softening system. This exceptional acreage is ready to welcome you home.