



253047 Range Road 253
Rural Wheatland County, Alberta

MLS # A2314412



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,884 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	RV Access/Parking, Single Garage Attached		
Lot Size:	3.16 Acres		
Lot Feat:	Fruit Trees/Shrub(s), Garden, Gazebo, Lawn, Views		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	Septic Tank
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	22-25-25-W4
Exterior:	Vinyl Siding	Zoning:	CR
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, See Remarks		

Inclusions: GAZEBO 10X10, GREEN HOUSE, SHEDS X 2, OUTDOOR FURNITURE, SUMP PUMP, WATER FILTRATION SYSTEM, LAWN MOWER, WELDER, COMPRESSOR, 2ND FRIDGE IN ILLEGAL SUITE. Lots of items in the garage and sheds related to the acreage and building materials will be left behind.

Escape to the country without losing the convenience! Perfectly situated just 15 minutes from Strathmore and an easy, direct 30-minute drive to the Calgary International Airport via Highway 564, this private acreage offers the ultimate balance of serene country living and city accessibility. Nestled behind a natural sound berm and gently sloped to provide excellent shelter from the wind, this beautifully treed property offers sweeping views and total privacy from the main road. The property features two separate detached buildings, offering incredible versatility for multi-generational families or those looking for extra space: The Main Residence: A bright, raised bungalow moved onto a brand-new foundation in 2019. It beautifully blends character and modern updates, featuring original hardwood floors, all-new windows, siding, plumbing, and electrical. It offers 3 Bedrooms and 1 bathroom The Lower Level: The massive basement boasts soaring 12-foot ceilings and large windows that flood the space with natural light. It is a blank slate, fully roughed-in for a kitchen and bathrooms, with its own private rear access. Secondary Building: Built on a slab in 2019, this structure includes a heated garage (17'1" x 30'11") alongside a separate, self-contained unauthorized/illegal suite complete with its own private fenced yard—ideal for guests or extended family. It features 1 bedroom and 1 bathroom. Unmatched Infrastructure & Future Potential: With two septic tanks and a water well producing 12 GPM, the infrastructure is already in place to support a large family or home business. Fully serviced sites next to the main home are ready for you to build a massive dream shop, a "shouse" (shop-house), or a detached garage, subject to municipality approval and building permits. The yard is thoughtfully designed with a gravel circle driveway for ample parking and easy trailer

accessibility. Enjoy outdoor living at its finest with the included greenhouse, gazebo, sheds, and room for animals. Bring your country living dreams and discover the endless potential this property has to offer! More pictures are coming of this amazing property so stay tuned !!!