



225079 Range Road 245
Rural Wheatland County, Alberta

MLS # A2315272



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	1,646 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	2.27 Acres		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Level, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Laminate, Linoleum	Sewer:	Septic Field, Septic Tank
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	31-22-24-W4
Exterior:	Cedar, Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vaulted Ceiling(s)		

Inclusions: 2nd electric stoves/ovens, 2x fridge, well equipment, 2 sheds, playground, greenhouse, all outbuilding structures/sheds

Tucked away on 2.27 beautifully treed acres, this inviting country property offers the peace and privacy of rural living while staying conveniently close to town, just minutes from Strathmore and an easy drive to Calgary's south end. Surrounded by Siberian snow pea bushes and Lilacs, the setting feels quiet, secluded, and wonderfully connected to nature. This fully finished 1.5-storey home features nearly 3,000 sq ft of developed living space designed for comfortable everyday living. Warm cedar ceilings throughout the main and upper levels add character and charm, while the dramatic open-to-above living room creates a bright and welcoming focal point. A wood-burning stove adds both warmth and atmosphere during the colder months, and French doors open onto a large covered deck overlooking the sunny south-facing yard. The functional kitchen with views of the north yard, while a spacious dining area offers flexibility for entertaining, family gatherings, or a home office setup. The main floor also includes a generous bedroom, full bathroom, and a large entry area with plenty of room for daily life. Upstairs, the bonus loft space opens onto an expansive upper deck where distant mountain views can be enjoyed on clear days. The primary, 2nd bedroom and open hallway overlooking the main living area complete the upper level. The fully developed basement adds even more versatility with an illegal suite with a massive recreation space, another bedroom with its own sink, a 3-piece bathroom, and several flexible rooms that could serve as hobby spaces, guest areas, storage, or future customization opportunities. The separate lower-level entrance also opens the door to creating a more independent living space if desired. Outside, there is no shortage of room to enjoy the outdoors. The oversized double detached garage, additional parking areas,

covered front porch, mature yard, and open green space provide endless possibilities for gardening, relaxing, entertaining, or simply enjoying the slower pace of acreage life.