



**242017 Township Road 232
Rural Wheatland County, Alberta**

MLS # A2316772



\$2,359,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,833 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Triple Garage Attached		
Lot Size:	40.64 Acres		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Tile, Wood	Sewer:	Mound Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	10-23-24-W4
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Separate Entrance, Storage, Vinyl Windows		

Inclusions: n/a

Exceptional 40-Acre Country Estate with Custom Walkout Bungalow Discover the perfect blend of rural privacy, luxury living, and agricultural opportunity on this stunning 40-acre parcel of productive farmland, located just 15 minutes from Strathmore. This impressive custom-built bungalow offers nearly 8,000 sq. ft. of developed living space and is ideally suited for those seeking a hobby farm, private retreat, or multi-generational family home. The property features a triple attached garage, an oversized single detached garage, and a substantial 40' x 40' barn, providing exceptional versatility for agricultural, recreational, or storage needs. Designed to maximize natural light and showcase breathtaking country views, the home features an open-concept floor plan highlighted by a wall of east-facing triple-pane windows overlooking the expansive backyard. Rich wood flooring flows throughout the main living areas, while durable tile flooring has been thoughtfully installed in all wet areas for both style and functionality. A welcoming foyer leads to a spacious dining area and a chef-inspired kitchen complete with an oversized island, quartz countertops throughout, abundant cabinetry, and generous workspace. The living room showcases a stunning floor-to-ceiling stone fireplace, creating a warm and inviting gathering space. The main floor includes four spacious bedrooms and four bathrooms, highlighted by an extraordinary 500 sq. ft. primary retreat featuring a massive walk-in closet and a luxurious 6-piece ensuite with direct access to the 432 sq. ft. rear deck. A convenient laundry room and access to a second-floor loft complete the main level. The fully developed walkout basement offers exceptional additional living space, including a dedicated theatre room, a massive recreation area, a comfortable family room, extensive storage areas, and a cold room. The lower level

features in-floor heating via a boiler system, ensuring year-round comfort. Whether entertaining guests, accommodating a growing family, or creating specialized hobby spaces, this lower level provides endless possibilities. Outside, the gently rolling acreage offers abundant room for livestock, gardening, recreation, or future development. The east-facing backyard provides the perfect setting to enjoy peaceful sunrises and the tranquility of country living. This rare acreage combines luxury, functionality, and agricultural potential in one exceptional package. Experience the freedom and possibilities that come with owning over 40 acres of Alberta countryside. Perfect for hobby farming, country living, or anyone seeking space, privacy, and endless possibilities.