



251078 Range Road 253
Rural Wheatland County, Alberta

MLS # A2317873

\$1,150,000



Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	2,007 sq.ft.	Age:	1994 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Lawn, Low Maintenance Landscape, Pasture, Rectangular Lot		

Heating:	Forced Air	Water:	Well
Floors:	Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	9-25-25-W4
Exterior:	Composite Siding, See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Escape to the peace and privacy of country living without giving up convenience! Nestled on 10 beautifully cross-fenced acres in Wheatland County, this exceptional walkout bi-level offers over 3,800 sq. ft. of developed living space, including more than 2,000 sq. ft. on the main level - ALL FRESHLY PAINTED. Whether you're raising a family, keeping horses, or simply craving wide-open spaces, this property delivers. The inviting east-facing covered front deck is the perfect spot to enjoy your morning coffee, while the west-facing rear deck showcases breathtaking prairie sunsets. Inside, the open-concept design is ideal for entertaining, highlighted by a stunning farmhouse kitchen featuring a large centre island, granite countertops, corner pantry, and BRAND-NEW appliances. The spacious dining area easily accommodates family gatherings and opens directly onto the deck, while the expansive living room is anchored by a cozy fireplace. The main floor offers three generous bedrooms, including a spacious primary retreat complete with a large walk-in closet and private 4-piece ensuite. A 3-piece main bathroom, convenient main-floor laundry, and an oversized mudroom with direct access from the attached garage complete this level. The fully developed walkout basement provides incredible flexibility with two additional bedrooms, a den, an oversized 4-piece bathroom, and a massive recreation room with garden doors leading to the lower patio and firepit area—perfect for summer evenings under the stars. Car enthusiasts, hobbyists, and anyone needing serious workspace will appreciate the massive 29' x 29' attached garage, featuring 16-foot ceilings and 14-foot overhead doors—ideal for trucks, trailers, recreational vehicles, or farm equipment. Outside, the property is ready for your rural lifestyle with cross fencing for livestock or horses,

plus a horse shelter and wind shelters already in place. Enjoy the tranquility of country living while remaining just 10 minutes to Strathmore and only 30 minutes to Calgary International Airport (YYC). This is the perfect blend of space, comfort, and convenience—all wrapped up in a stunning acreage you'll be proud to call home.