



**252042 Township Road 230
Rural Wheatland County, Alberta**

MLS # A2322662



\$1,325,000

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|------------------|---|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,374 sq.ft. | Age: | 2009 (17 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Door Opener, Gravel Driveway | | |
| Lot Size: | 5.02 Acres | | |
| Lot Feat: | Front Yard, Fruit Trees/Shrub(s), Private | | |

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|--------------------|-------------------------------|-------------------|---------------------------|
| Heating: | Forced Air | Water: | Well |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | Septic Field, Septic Tank |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | 2-23-25-W4 |
| Exterior: | Vinyl Siding | Zoning: | 1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)

Inclusions: speakers in living room, refrigerator, microwave and stacked washer/dryer in basement, baby gate at entrance, hoist in shop, attached shelves in shop, reverse osmosis system under kitchen sink.

Imagine starting your morning on the covered veranda, coffee in hand, watching the sun rise over the peaceful prairie landscape while the Rocky Mountains create a breathtaking backdrop in the distance. Nestled on 5 beautifully maintained acres, this walk-up bungalow offers the perfect blend of country living, functionality, and convenience, all within easy access of South Calgary and just 15 minutes from Strathmore. Inside, you'll find a bright and inviting open-concept floor plan designed for gathering and everyday living - the kitchen with island and spacious living and dining area's. The spacious primary retreat is a true sanctuary, featuring a large walk-in closet and generous ensuite. With 4 bedrooms(2+2) and 3 bathrooms, there's room for the entire family. The fully developed walk-up basement offers incredible flexibility with two large bedrooms, a kitchenette complete with a fridge and sink, and a second set of laundry facilities—ideal for extended family or guests. The oversized attached double garage is perfect for the vehicles, toys and additional storage. Adding peace of mind, the home is equipped with a transfer switch for a backup generator(generator not included), allowing essential power to be maintained during outages—an invaluable feature for acreage living. Step outside and discover a property designed to be enjoyed. The large fenced backyard provides a secure space for children and pets to play, while the gravel is perfect for a future play structure, additional dog run, or outdoor recreation space. A picturesque pond stocked with goldfish creates a peaceful focal point, adding charm and tranquility to the landscape. For the mechanic, hobbyist, or entrepreneur, the impressive 40' x 88' shop is a dream come true. Featuring finished concrete floors, a 9,000 lb two-post hoist, 220 power, and footings already poured for a

second hoist, this space is ready to handle serious projects. The enclosed rear section offers excellent storage or could easily be transformed into a paint booth. Gas has been run to the shop should you want heat to the shop. The acreage is further enhanced with a chicken coop, shed, raised garden beds, and fruit-bearing trees and shrubs, including cherries, plums, apples, and raspberries. Whether you're growing your own food, working on projects in the shop, or simply enjoying the views, this property offers a lifestyle that's becoming increasingly difficult to find. Acreage living, mountain views, a dream shop, and room to breathe—this is country living at its finest.