



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

241081 Township Road 232
Rural Wheatland County, Alberta

MLS # A2328384



\$889,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,216 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Detached		
Lot Size:	18.43 Acres		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, Many Trees, P		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	11-23-24-W4
Exterior:	Stucco, Wood Frame	Zoning:	Ag
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: All gates, 1 electric waterer, garage fridge, shelving in garage, horse shelter, all sheds, C-can

Country living without the gravel roads? Yes, it really does exist! Set on over 18 acres near Namaka Lake and Eagle Lake, this exceptional property offers peace, privacy, and plenty of room for both two-legged and four-legged family members. Surrounded by natural beauty, the property is located near a Ducks Unlimited wetland project, helping preserve the area's wildlife habitat. Farmland behind the acreage—designated for the Calgary Zoo—adds to the open views and rural atmosphere, with no crowded subdivision in sight. Horse enthusiasts will appreciate the extensive setup, including fencing, corrals, shelters, an area for a round pen, gates, and an electric waterer. Much of the hard work has already been done, so you can spend less time preparing and more time riding—or explaining why you somehow need another horse. The spacious bi-level home features a bright, open-concept design with a generous kitchen, dining area, and comfortable living room. The main-floor primary bedroom includes a private ensuite and walk-in closet, while main-floor laundry makes everyday living wonderfully convenient. Step outside onto the expansive south-facing deck—the perfect place for morning coffee, evening sunsets, and watching the animals make questionable decisions. Downstairs, the fully developed lower level offers three additional bedrooms, a full bathroom, abundant storage, and flexible spaces for entertaining, relaxing, or gathering with family and friends. A heated triple detached garage with concrete floors and 220-volt wiring provides excellent space for vehicles, equipment, hobbies, and all the country-living gear you promised would fit neatly in one corner. Additional sheds and horse shelters complete this practical and well-equipped acreage. With room to roam, beautiful surroundings, animal facilities, and

pavement right to the property, this is the country oasis you've been waiting for—muddy boots optional, gravel-road dust not included.