



GRASSROOTS
REALTY GROUP

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232006 Range Road 245
Rural Wheatland County, Alberta

MLS # A2337680



\$1,200,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,265 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Heated Garage, Insulated, Quad or More		
Lot Size:	3.00 Acres		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Propane	Water:	Well
Floors:	Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	18-23-24-W4
Exterior:	Wood Frame	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Propane
Features:	Closet Organizers, Open Floorplan, Separate Entrance		

Inclusions: John Deere at the Corner

COUNTRY LIVING WITH AN INCREDIBLE 30' x 80" SHOP & 3 ACRES! Set on a beautifully landscaped and private 3 acre parcel just minutes from Strathmore, this property offers the perfect blend of comfortable country living, abundant space and outstanding outbuildings. The well-maintained 4-bedroom bungalow features 2 bedrooms on the main level plus 2 additional bedrooms in the fully finished walk-out basement. The main floor offers a bright, open layout with a spacious living room, dining area and well-appointed kitchen with an abundance of cabinetry and counter space. The primary bedroom is exceptionally spacious, while a second main-floor bedroom and 4-piece bathroom complete the main level. Hardwood flooring, large windows and access to the expansive deck create a comfortable and inviting living space with beautiful views of the surrounding countryside. The fully finished walk-out basement adds excellent living and recreation space, including two additional bedrooms, a 4-piece bathroom, large game/recreation room and laundry area. With a separate exterior entrance and walk-out design, the lower level offers excellent flexibility for family, guests or hobbies. AND THEN THERE IS THE SHOP! This impressive 30' x 80' heated and insulated detached building provides an extraordinary amount of room for vehicles, equipment, storage, hobbies or business use, with 220-volt wiring and workshop space. Large enough to park a semi truck! RV parking and lots of additional parking is also available. A separate 44' x 47' barn with gravel floor provides even more room for equipment, toys and storage. Outside, enjoy a fully fenced, landscaped yard with mature trees, fruit trees, garden areas, private yard space and no neighbours behind. The large deck, treated with Duradeck provides a wonderful place to relax and take in the peaceful rural

setting. Paved road access and located just a short drive from Strathmore with easy access to Highway 1, this is an exceptional opportunity for buyers looking for acreage living without sacrificing convenience. A rare combination of a move-in-ready home, expansive shop space, additional barn, privacy and nearly 3 acres of land.