



THE
A-TEAM

**RE/MAX
FIRST**

255046 RGE RD 250 , Rural Wheatland County T1P 0K6

MLS® #: **A2078318**

Area: **NONE**

Listing Date: **09/06/23**

List Price: **\$1,399,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Wheatland
County**

Finished Floor Area

Abv Sqft: **6,202**

Low Sqft:

Ttl Sqft: **6,202**

Year Built:

2013

Lot Information

Lot Sz Ar:

71,002 sqft

Lot Shape:

DOM

256

Layout

Beds: **6 (6)**

Baths: **5.0 (4 2)**

Style: **2 Storey, Acreage
with Residence**

Parking

Ttl Park: **5**

Garage Sz: **1313**

Access:

Lot Feat:

Park Feat:

Fruit Trees/Shrub(s), Lawn, Many Trees, Treed, Views

Double Garage Detached, Quad or More Attached, RV Access/Parking, Workshop in Garage

Utilities and Features

Roof: **Metal**

Heating: **Boiler, In Floor, Natural Gas**

Sewer: **Septic Field, Septic Tank**

Ext Feat: **Garden, Gas Grill, Private Entrance**

Construction:

Stucco

Flooring:

Hardwood, Linoleum, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven, Convection Oven, Dishwasher, Electric Cooktop, Electric Stove, Induction Cooktop, Refrigerator, Warming Drawer

Int Feat: **Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	13`8" x 14`7"
4pc Bathroom	Upper	5`0" x 8`7"
Foyer	Main	12`5" x 15`7"
Dining Room	Main	25`11" x 13`0"
Mud Room	Main	11`11" x 13`2"
Mud Room	Main	7`11" x 7`0"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	3`9" x 7`4"
2pc Bathroom	Main	5`0" x 5`11"
Living Room	Main	18`4" x 21`1"
Kitchen	Main	15`7" x 22`1"
Laundry	Main	11`11" x 11`1"
Office	Main	23`1" x 8`5"

Laundry
Bonus Room
Bedroom
Bedroom
Bedroom
Dinette
4pc Bathroom

Main
Upper
Upper
Upper
Upper
Upper
Upper

10`11" x 8`1"
22`3" x 19`1"
12`10" x 13`10"
11`11" x 17`3"
12`5" x 7`10"
6`0" x 13`2"
9`9" x 8`2"

Bedroom - Primary
Bedroom
Hobby Room
Bedroom
Storage
Kitchen
4pc Bathroom

Main
Upper
Upper
Upper
Upper
Upper
Upper

20`8" x 16`0"
12`10" x 16`0"
13`8" x 10`11"
10`0" x 128`0"
4`5" x 7`10"
10`7" x 12`5"
7`0" x 10`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
C-R

0812667

Remarks

Pub Rmks: **A rare opportunity to own this Luxurious Custom Built Estate Home minutes from Calgary and Strathmore. With over 6000 sq ft of old world charm and modern conveniences in a warm family home. Tastefully decorated with beautifully detailing thru out the home. Highlights include a elegant foyer as your enter with Venetian plastered wall to stunning open riser staircase. Be awed with the soaring ceiling and open and functional floor plan. Entertain in your gourmet kitchen with top of line appliances and Marble counters with an abundance of cabinet space on Terracotta Tile floors thru out the main floor. Two storey high ceilings in great room with a grand fireplace .Enjoy large dinner parties in the formal dining room. The master retreat is located on the main floor is a sanctuary for two with a luxurious 5 piece Ensuite . Enjoy the covered balcony that connects kitchen- great room -master suite to rock garden. The upper floor features a balcony off the entertainment area with three bedrooms and Craft room. The oversized Triple Attached garage is a car collector dream . 43'x31' with a work shop area all with in floor heating is off the main laundry room/mud room. Basement is undeveloped with full mechanical room twin boilers, rapid recovery hot water tanks Air conditioning coils have been installed in furnaces for future use, and basement has in floor heat. All this and it come with a full legal suite with 1873 sq ft of home designed for Family or friends or maybe make a bed and breakfast. Suite has 3 bedrooms 2 1/2 Bathrooms family room with fireplace kitchen and office, separate entrance. There are two wells and septic system to supply water to both homes. No problem with RV parking on this ever changing acreage it has a detached 24x20 garage and a repurposed home on original site is being used for storage and chicken coupe. Lots of mature trees and fruit trees and vegetable garden on this fully fenced property. This property has to be seen to be fully appreciated.**

Inclusions:
Property Listed By:

None
RE/MAX Realty Horizon

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













