

DOM

193

Layout

Beds:

Baths:

Style:

**Parking** Ttl Park:

Garage Sz:

3 (3) 2.5 (2 1)

4

2

Acreage with

Residence, Bungalow

## 263021 TOWNSHIP ROAD 240, Rural Wheatland County T1P 0C2

A2092316 NONE Listing 11/08/23 MLS®#: Area: List Price: **\$1,290,000** 

Status: Active County: **Wheatland County** Change: -\$35k, 07-May Association: Fort McMurray

Date:

**General Information** 

Prop Type: Residential Sub Type: Detached

City/Town: **Rural Wheatland** County

Abv Saft: Year Built: 2020 Low Sqft:

Finished Floor Area

Ttl Sqft:

1,569

1,569

Lot Information Lot Sz Ar: 2,094,364 sqft

Lot Shape:

Access:

Lot Feat: Lawn, Gentle Sloping, Landscaped Park Feat: **Double Garage Attached, Driveway** 

Utilities and Features

Flooring:

Laminate Water Source: Fnd/Bsmt: **Poured Concrete** 

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas **Wood Frame** 

Sewer:

Ext Feat: None

Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator

Kitchen Appl:

Int Feat: Beamed Ceilings, Kitchen Island, See Remarks **Utilities:** 

Room Information

Room Level Dimensions Room Level **Dimensions** 2pc Bathroom Main 5`0" x 7`5" 3pc Ensuite bath Main 5`2" x 9`9" 4pc Bathroom Main 4`10" x 9`9" **Bedroom** Main 10`0" x 12`5" **Bedroom** Main 10`0" x 12`5" **Dining Room** Main 15`3" x 9`2" Kitchen Main 15`4" x 12`2" **Living Room** 13`8" x 25`6" Main **Mud Room** Main 7`2" x 7`5" Furnace/Utility Room 13`7" x 18`0" **Basement Bedroom - Primary** Main 15`0" x 11`4" Other **Basement** 27`10" x 49`10"

Legal/Tax/Financial

Title: Zoning: Fee Simple AG

Legal Desc: **2010381** 

Remarks

Pub Rmks:

Price Adjusted to sell. Owners transferred. Homestead Lands:. Location, location, location! What an opportunity. Main Floor Living at Best.1560 sq. ft. 2020 custom-built bungalow on 48+ acres of paradise only minutes away from Calgary, Strathmore, and the Bow River! Never offered before, this property is truly unique, boasting upwards of 30 acres of Hay Land, mountain views, and amazing sunsets. Bring your prize animals — horses, cattle — this is grazing at its best with two water hydrants and a heated livestock waterer. Upon entry, you'll immediately fall in love with the bright, open, modern feel of this home. The living room welcomes you with a spacious seating area, large windows, and a gas fireplace. The country kitchen features ample maple cabinets, stainless steel appliances, and quartz countertops with an attractive backsplash. Complete with a walk-in pantry and island, the kitchen flows into the dining room, which has a sliding patio door out to the deck. Decks on the front and back of the home are all-decked-out with composite construction cedar railings. Back inside, off of the dining area, is a door to the mudroom with closet space and convenient access to a 2 piece bathroom as well as the heated, oversized 30' x 30' garage and unspoiled basement (a blank canvas to finish to your liking). Down the hall from the kitchen and living room on the other side of the home are 3 bedrooms and a 4-piece hallway bathroom. Each bedroom features lush carpeting and generous closet space with a 3-piece ensuite and walk-in closet adjacent to the larger primary bedroom. With luxury vinyl flooring, air conditioning, a reverse osmosis water softener system, and quality construction throughout, this home and clean acreage checks all the boxes. The property also generates gas well revenue from Ember of \$2150.00 per year and a shelterbelt of approximately 400 trees was planted in 2021. Not only that, you'll love the garden area and the property is just minutes away from the proposed airport. Call to inquire/view today!

Inclusions: N/A

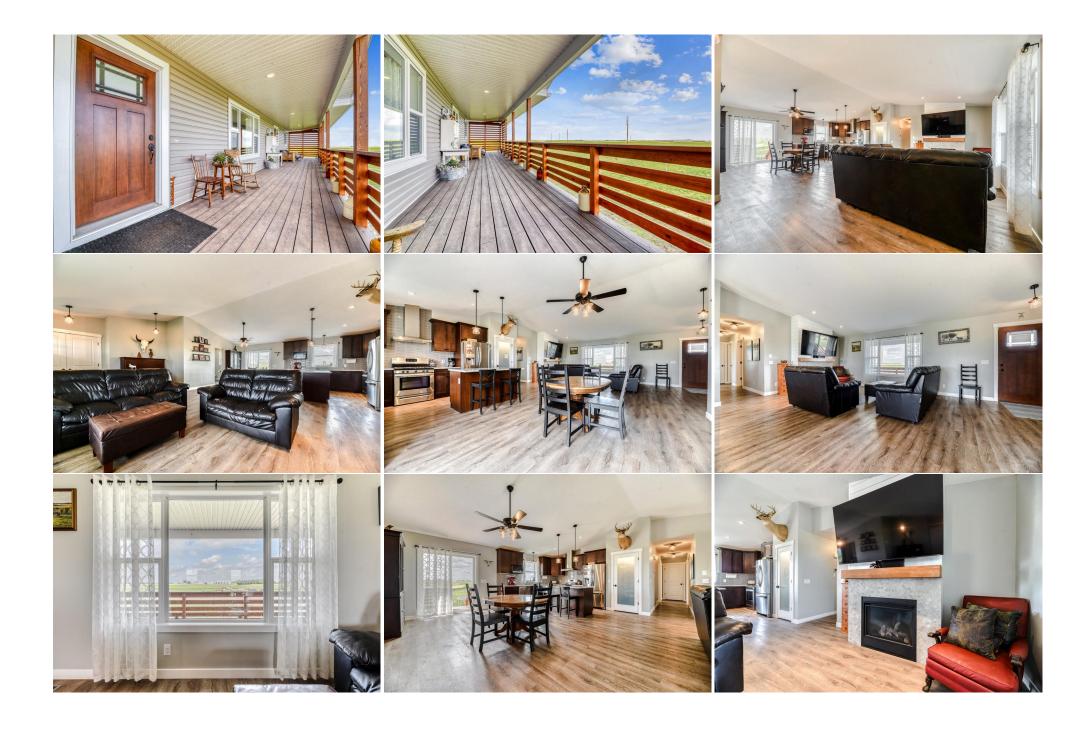
Property Listed By: RE/MAX LANDAN REAL ESTATE

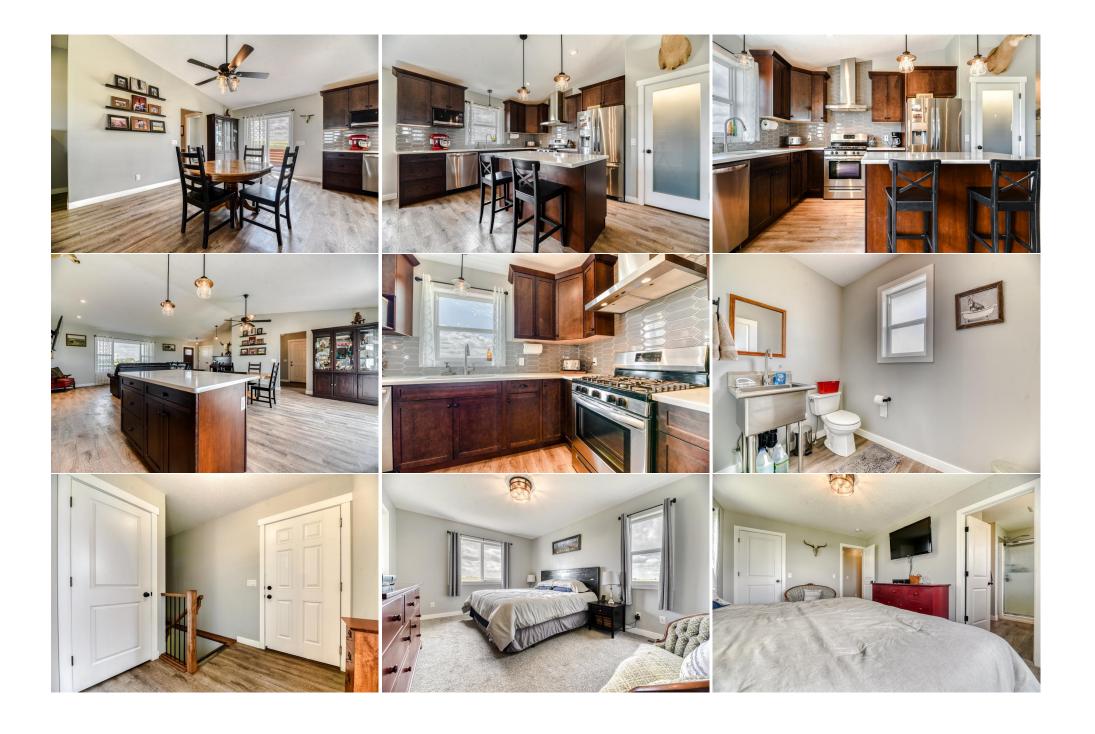
## TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

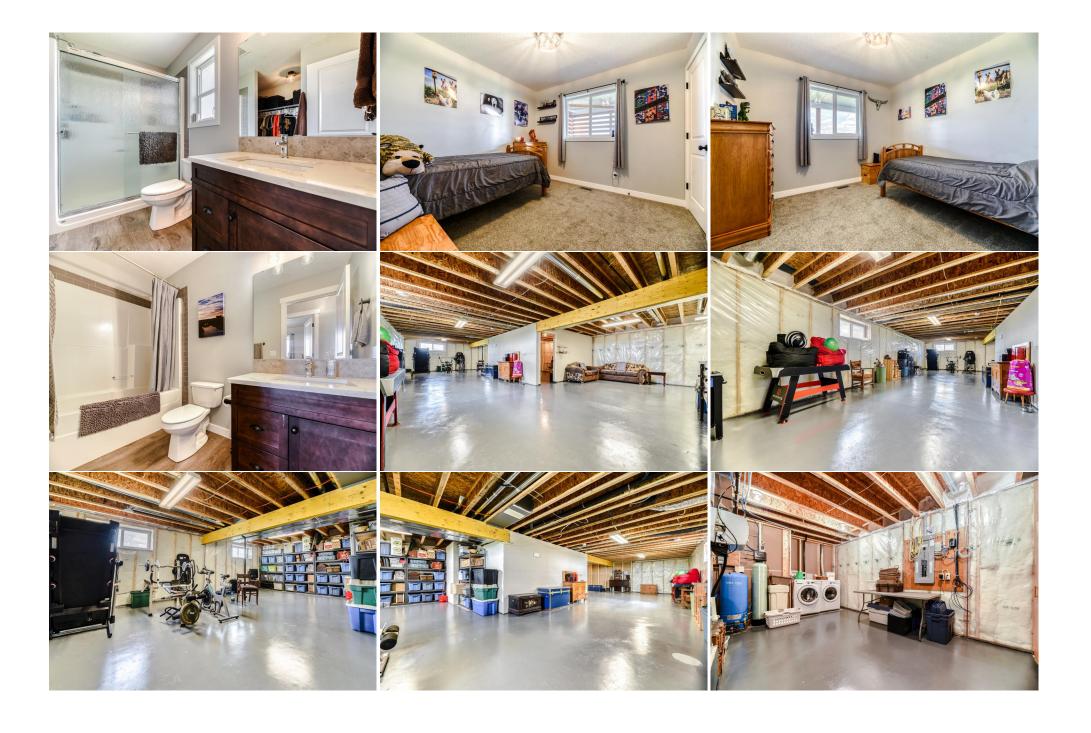
















## 263021 Township Rd 240, Cheadle, AB







263021 Township Rd 240, Cheadle, AB

Basement (Below Grade) Exterior Area 1475:29 og it
interior Area 1358:54 sig it







