



THE
A-TEAM

**RE/MAX
FIRST**

221044 RANGE ROAD 255 , Rural Wheatland County T0J 0M0

MLS® #: **A2108389**

Area: **NONE**

Listing Date: **03/01/24**

List Price: **\$849,900**

Status: **Active**

County: **Wheatland County**

Change: **-\$50k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

**Rural Wheatland
County**

Finished Floor Area

Abv Sqft: **1,208**

Low Sqft:

Ttl Sqft: **1,208**

Year Built:

1996

Lot Information

Lot Sz Ar:

416,433 sqft

Lot Shape:

DOM

79

Layout

Beds:

5 (4 1)

Baths:

3.0 (3 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

10

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Cleared,Dog Run Fenced In,Garden,Landscaped,Pasture,See Remarks
Double Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Septic Field,Septic Tank

Ext Feat:

Awning(s),Garden,Private Entrance,RV Hookup

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Linoleum,Vinyl Plank

Water Source:

Well

Fnd/Bsmt:

Wood

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,See Remarks,Washer,Water Softener,Window Coverings

Int Feat:

Vaulted Ceiling(s)

Utilities:

Natural Gas Paid,Electricity Paid For,Heating Paid For,See Remarks

Room Information

Room

Living Room

Living Room

Bedroom

Bedroom

Laundry

Family Room

Level

Main

Main

Main

Main

Main

Basement

Dimensions

19`3" x 11`5"

11`0" x 8`10"

11`9" x 10`11"

10`0" x 7`11"

5`11" x 2`0"

22`9" x 13`3"

Room

Kitchen

Bedroom - Primary

4pc Ensuite bath

Mud Room

4pc Bathroom

Kitchen

Level

Main

Main

Main

Main

Main

Basement

Dimensions

10`6" x 9`8"

12`11" x 11`3"

7`5" x 4`11"

9`6" x 7`0"

7`5" x 4`11"

21`6" x 7`7"

Bedroom
4pc Bathroom

Basement
Basement

13`11" x 11`3"
9`6" x 4`10"

Bedroom
Furnace/Utility Room
Legal/Tax/Financial

Main
Basement

13`0" x 8`0"
13`5" x 9`0"

Title:
Fee Simple
Legal Desc:

Zoning:
AG

Remarks

Pub Rmks:

Welcome to your own piece of paradise! Nestled on 9.56 acres of sprawling land, this exceptional homestead offers a lifestyle tailored to horse enthusiasts and families alike. Step inside this charming bungalow to discover a versatile layout that includes a self-contained Mother-in-law suite (currently illegal) in the walk-up basement. The main floor impresses with its functionality, featuring a seamless flow between the living room, dining area, and kitchen—all freshly painted and brimming with natural light. On the main level, you'll find three generously sized bedrooms, including a master with a 4-piece ensuite, while one bedroom conveniently doubles as a laundry room. The heart of the home, the kitchen, dazzles with stainless steel appliances, brand new cabinets, and countertops, offering both style and practicality. Descend to the lower level to find an expansive living space boasting a cozy corner fireplace, a well-appointed kitchen, and two additional bedrooms serviced by a 4-piece bathroom. A secondary laundry/storage room adds extra convenience. Now, let's talk about the impressive shop! Spanning 60'x 60' with a ceiling height of over 16'8", this heated building is a dream workspace. Roughed in for a kitchen and bathroom, it features two mezzanines—one serving as a home gym and the other for storage. Outside, the beautiful red barn offers ample storage space, while four outbuildings cater to tack and shelter needs. The property also includes a 70' x 120' riding arena and a round pen, ensuring endless enjoyment for horse lovers. Additional highlights include a new roof (2022), in-slab heating in the shop, fenced areas for livestock, a double attached heated garage, and regularly serviced septic system. Conveniently located just minutes from Carseland for small-town amenities and within easy reach of Calgary, Okotoks, Chestermere, and Strathmore, this homestead offers the perfect blend of rural tranquility and urban convenience. With so much to offer, including chicken coops and a potential greenhouse, this homestead is a rare find—schedule your viewing today and envision the possibilities! Note: Sellers kindly request 24-hour notice, and please be mindful of the cats.

Inclusions:

Refrigerator (x3 2 up and 1 down) Hood fan x 2, garage door opener, 1 remote, ceiling fans 3, all window coverings, water softener system, 3 Sheds, Chicken Coop, Greenhouse, All Cabinets and Shelving in Shop that is attached, and a Culligan whole house water system including an extensive reverse osmosis process.

Property Listed By:

RE/MAX Real Estate (Central)

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













