



THE
A-TEAM

**RE/MAX
FIRST**

215003A RANGE ROAD 264 , Rural Wheatland County T0J 0M0

MLS® #: **A2117487**

Area: **NONE**

Listing Date: **04/09/24**

List Price: **\$1,749,000**

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:

3,361

Low Sqft:

Ttl Sqft:

3,361

Year Built:

2021

Lot Information

Lot Sz Ar:

1,456,210 sqft

Lot Shape:

DOM

40

Layout

Beds:

6 (4 2)

Baths:

5.0 (5 0)

Style:

**Acreage with
Residence,Bungalow**

Parking

Ttl Park:

10

Garage Sz:

10

Access:

Lot Feat:

**Back Yard,Creek/River/Stream/Pond,Dog Run Fenced In,Gazebo,Front Yard,Lawn,Garden,Low Maintenance
Landscape,No Neighbours Behind,Many Trees,Native Plants,Pasture,Private,Rolling
Slope,Secluded,Views,Wooded**

Park Feat:

**Drive Through,Garage Door Opener,Heated Garage,Insulated,Oversized,Quad or More Detached,RV
Access/Parking,Triple Garage Attached,Workshop in Garage**

Utilities and Features

Roof: **See Remarks**

Heating: **Boiler,Natural Gas**

Sewer: **Septic Tank**

Ext Feat: **Courtyard,Dog Run,Garden,Private
Entrance,Private Yard,Uncovered Courtyard**

Construction:

Brick,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Stone

Water Source:

Well

Fnd/Bsmt:

Poured Concrete,Wood

Kitchen Appl: **Convection Oven,Dishwasher,Dryer,Electric Cooktop,Electric Oven,Electric Range,Garage Control(s),Garburator,Microwave,Range Hood,Refrigerator,Satellite TV
Dish,Stove(s),Tankless Water Heater,Trash Compactor,Washer,Water Purifier,Water Softener,Window Coverings**

Int Feat: **Bar,Beamed Ceilings,Bookcases,Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Jetted Tub,Kitchen
Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Separate Entrance,Skylight(s),Soaking Tub,Storage,Tankless Hot**

Utilities: **Water,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar
Natural Gas Connected**

Room Information

Room

3pc Bathroom

6pc Ensuite bath

Breakfast Nook

Level

Main

Main

Main

Dimensions

11`2" x 8`0"

18`11" x 12`2"

11`3" x 13`11"

Room

4pc Bathroom

Bedroom

Dining Room

Level

Main

Main

Main

Dimensions

11`2" x 10`4"

10`11" x 11`8"

16`0" x 15`11"

Family Room	Main	11`2" x 17`4"	Kitchen	Main	15`5" x 141`11"
Laundry	Main	10`10" x 11`0"	Living Room	Main	22`1" x 20`3"
Bedroom	Main	10`11" x 110`8"	Bedroom - Primary	Main	17`11" x 19`0"
4pc Bathroom	Lower	11`1" x 7`3"	4pc Bathroom	Lower	4`11" x 7`10"
Bedroom	Upper	11`2" x 16`2"	Bedroom	Lower	11`3" x 16`0"
Bedroom	Lower	15`2" x 18`10"	Family Room	Lower	22`6" x 18`10"
Kitchen	Lower	11`2" x 13`0"	Game Room	Lower	14`11" x 73`8"
Storage	Lower	11`2" x 6`5"	Library	Lower	10`4" x 15`4"
Furnace/Utility Room	Lower	13`2" x 8`6"			

Legal/Tax/Financial

Title: Fee Simple
Legal Desc: 1811442

Zoning:
1

Remarks

Pub Rmks: **LOCATION, LOCATION, LOCATION!!! You will love this 33 acre property with stunning views! Only 30 minutes east of Calgary and looking down on to the Bow River. So many options including bed and breakfast, short term camping, home based business or just enjoying country living. This 6 bedroom, 5 bathroom walkout bungalow sports over 6300 sq ft of living space and is in an amazing location with incredible view of the river valley. Enter through the electronic gate to this sprawling ranch style bungalow with low maintenance exterior including lightweight concrete tile roof, stucco and brick. Step inside to a grand foyer with high wood ceilings and streams of sunlight through the newly installed skylights. You will also hear the soft sounds of the water feature. A couple steps in to the great room which is open and airy and features a wet bar, floor to ceiling stone wood burning fireplace, extensive wood work, lovely coiffured ceilings and large windows for enjoying the view. The living room flows in to the kitchen/dining nook/family room where you will enjoy the newly renovated kitchen with loads of cabinets with glass insets, granite counters, stainless appliances, island with cooktop , pantry and built ins. The family room includes a gas fireplace and steps out to the extended raised deck, south facing deck and relax the day away. Impress your guests in the large formal dining room with turreted, cathedral ceilings and walls of windows again enjoying the stunning view. The primary bedroom is a dream with a massive walk in his and hers closets, separate linen closet, walk out to a private balcony and 7 piece ensuite (including a bidet). This floor is complete with two more bedrooms, two more bathrooms and large laundry room. The walkout basement is fully finished and is perfect for an amazing recreational space or room for extended family. There is a spacious family room with the second wet bar, a sitting area with a brick fireplace and another rec room with built in library. This level has 3 additional bedrooms, two full baths and a second kitchen. The lower level has its own entrance plus two separate stair cases to take you upstairs. Walk out in to the fully landscaped backyard with beautiful gardens and patio and hook ups for a hot tub. Looking for parking, shop space, man cave? Well look no further! Besides the oversized, heated triple attached garage, you will find a brand new shop/barn as well. The new shop is 3400 sq ft with 14 ft chain door, 3 other doors with remote openers, dedicated solar system, radiant heating, bathroom rough in, room for a three stall tack room and 330 sq ft mezzanine. Other upgrades include Kinetic water system, new triple pane windows, new blinds in the primary and family room, two septic systems, pro series garburator, new appliances and so much more! Check out this beautiful property today!**

Inclusions: N/A
Property Listed By: Royal LePage Benchmark

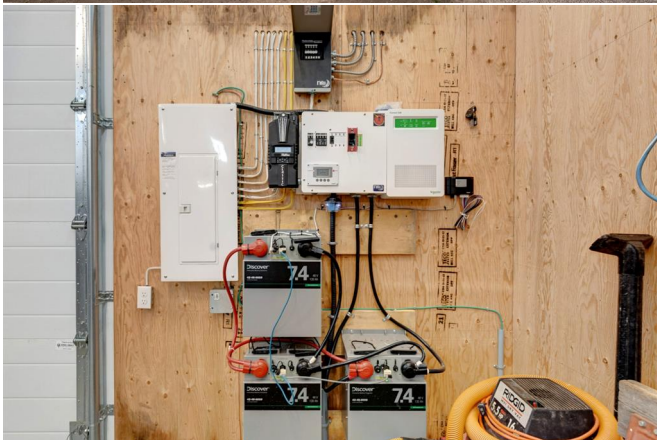
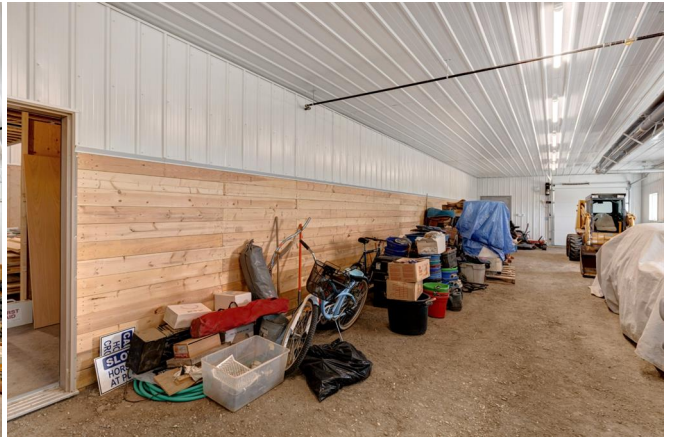
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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Urban Legal: 88164211
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