



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255075 TOWNSHIP ROAD 215A , Rural Wheatland County T0J 0M0**

MLS®#: **A2118922**

Area: **NONE**

Listing Date: **04/02/24**

List Price: **\$1,149,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Rural Wheatland County**  
Year Built: **2008**

Lot Information

Lot Sz Ar: **728,758 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard,Brush,Fruit Trees/Shrub(s),Gazebo,Front Yard,Garden,No Neighbours Behind,Native Plants,Rolling Slope,Secluded,Views**

Park Feat: **None**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler,Forced Air**  
Sewer: **Septic System**  
Ext Feat: **Garden,Private Yard,Rain Gutters**

Construction: **Stucco**  
Flooring: **Carpet,Laminate,Tile**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Breakfast Bar,Closet Organizers,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**  
Utilities:

Room Information

| Room             | Level | Dimensions     |
|------------------|-------|----------------|
| 4pc Bathroom     | Main  | 4`11" x 8`3"   |
| Bedroom          | Main  | 8`11" x 12`7"  |
| Kitchen          | Main  | 15`3" x 13`10" |
| 3pc Ensuite bath | Upper | 5`0" x 9`2"    |
| 4pc Bathroom     | Lower | 11`2" x 8`3"   |
| Game Room        | Lower | 23`5" x 34`6"  |
| Storage          | Lower | 11`8" x 12`6"  |

| Room                 | Level | Dimensions     |
|----------------------|-------|----------------|
| Bedroom              | Main  | 9`2" x 12`8"   |
| Dining Room          | Main  | 10`6" x 13`1"  |
| Office               | Main  | 11`6" x 12`6"  |
| Bedroom - Primary    | Upper | 16`6" x 15`11" |
| Office               | Lower | 11`0" x 17`11" |
| Storage              | Lower | 7`1" x 15`2"   |
| Furnace/Utility Room | Lower | 10`10" x 6`7"  |

DOM

**263**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (3 0)**  
Style: **1 and Half Storey,Acreage with Residence**

Parking

Ttl Park: **0**  
Garage Sz:

Walk-In Closet

Upper

7' 0" x 7' 8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

9611058

Zoning:

AG

Remarks

Pub Rmks:

**Don't miss the CHANCE OF A LIFETIME to own this stunning 16+ ACRE PROPERTY near Carseland that is truly the stuff that dreams are made of... Perched high above the BOW RIVER VALLEY you'll enjoy SWEEPING PANORAMIC VIEWS of the RIVER VALLEY, WYNDHAM-CARSELAND & JOHNSON ISLAND PROVINCIAL PARKS as well as The ROCKY MOUNTAINS from every level of this custom built home. Ideally located to allow for BOTH SUNRISE AND SUNSETS VIEWS that will take your breath away every day. MATURE TREES AND RAISED GARDEN BEDS surround the 1744 sq ft home and there's plenty of room left for parking or to possibly ADD A GARAGE OR SHOP. There is even a CHICKEN COOP if you want to embrace your inner farmer. Inside you'll be wowed by the SOARING VAULTED CEILINGS and WALL OF WINDOWS showcasing your spectacular views. A STONE FACED GAS FIREPLACE provideS both warmth and ambience. The living room is open to the spacious and well planned kitchen featuring GRANITE COUNTERS and STAINLESS STEEL APPLIANCES including a GAS STOVE. The spacious floor plan of this home accommodates LARGE SCALE ENTERTAINING yet has WARM AND INTIMATE AREAS FOR EVERYDAY FAMILY LIFE. 2 good sized bedrooms on this level are perfect as kids rooms or for guests. And you can't help but feel inspired as you work, study or create from home in the incredible CORNER OFFICE with a view, a 2nd gas fireplace and French doors. Imagine being able to step out onto the 10'x51' deck to enjoy your coffee break along with the splendour of your surroundings. On the top floor you'll find a PRIVATE AND LUXURIOUS OWNER'S RETREAT that encompasses the entire level. It's flooded with natural light and includes a 3 pc ensuite as well as a huge walk in closet/dressing room. The WALK OUT BASEMENT is bright, sunny and open with a great sized recreation area as well as a large office that could easily be turned into a bedroom by adding a closet. A huge full bath and ample storage complete this level. Step outside to find the COZY AND WELCOMING STAMPED CONCRETE COVERED PATIO that is protected from the elements on 3 sides extending your patio season and perfectly framing your RIVER VALLEY VIEW. This is the perfect place to relax and unwind with family and friends over a morning coffee or evening glass of wine. A COZY GAZEBO AREA WITH NATURAL GAS FIRE-PIT provides yet another oasis in the INCREDIBLE OUTDOOR LIVING this home provides. Down a small slope is the ultimate surprise - a COZY AND RUSTIC 1 BEDROOM CABIN with an adorable front porch, KNOTTY PINE SHIPLAP interior, a KITCHENETTE, small bathroom and COZY ELECTRIC FIREPLACE. Your kids, grandkids and guests alike will fall in love with this SECLUDED LITTLE HIDE OUT. As you spend your days in the SERENE AND TRANQUIL surroundings where you can fish, canoe, explore the trails on foot or by ATV not to mention come face to face with local wildlife it will be hard to believe you are still an easy commute to Calgary, Carseland and Strathmore. It really is a rare opportunity to have the BEST OF BOTH WORLDS.**

Inclusions:

Property Listed By:

beer fridge in basement, chicken coop,, rust remover , small fridge in cabin, TV bracket in living room,

RE/MAX Key

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













