



THE
A-TEAM

**RE/MAX
FIRST**

243039 RANGE ROAD 260 , Rural Wheatland County T1P 0K4

MLS® #: **A2122743** Area: **NONE** Listing Date: **04/13/24** List Price: **\$1,250,000**
 Status: **Active** County: **Wheatland County** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Residential Detached**
 City/Town: **Rural Wheatland County**
 Year Built: **1986**
Lot Information
 Lot Sz Ar: **261,360 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **4,505**
 Low Sqft:
 Ttl Sqft: **4,505**

DOM

221
Layout
 Beds: **6 (4 2)**
 Baths: **4.0 (3 2)**
 Style: **2 Storey, Acreage with Residence**

Parking

Ttl Park: **0**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard, Creek/River/Stream/Pond, Front Yard, No Neighbours Behind, Landscaped**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard, Boiler, Fireplace(s)**
 Sewer: **Septic Field, Septic Tank**
 Ext Feat: **Fire Pit, Private Yard**

Construction: **Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source: **Well**
 Fnd/Bsmt: **Wood**
 Kitchen Appl: **Dishwasher, Double Oven, Dryer, Electric Cooktop, Garage Control(s), Microwave, Washer, Window Coverings**
 Int Feat: **Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	21`4" x 13`9"
Kitchen	Main	14`7" x 11`1"
2pc Bathroom	Main	10`1" x 3`6"
Mud Room	Main	9`10" x 8`1"
Foyer	Main	15`4" x 14`11"
Bedroom	Upper	11`0" x 9`1"

Room	Level	Dimensions
Dining Room	Main	21`7" x 13`9"
Breakfast Nook	Main	14`6" x 17`5"
3pc Bathroom	Main	7`11" x 5`3"
Laundry	Main	9`2" x 13`9"
Bedroom	Upper	12`1" x 13`7"
Bedroom	Upper	11`0" x 13`8"

Loft	Upper	21`4" x 15`1"	Bedroom - Primary	Upper	21`6" x 13`8"
Game Room	Upper	31`0" x 39`6"	Walk-In Closet	Upper	9`1" x 11`6"
5pc Ensuite bath	Upper	9`11" x 13`9"	4pc Bathroom	Upper	8`8" x 7`10"
Bedroom	Basement	21`4" x 13`5"	Bedroom	Basement	21`4" x 13`8"
2pc Bathroom	Basement	5`9" x 5`4"	Kitchen	Basement	10`7" x 7`9"
Game Room	Basement	14`5" x 34`5"	Storage	Basement	9`5" x 3`0"
Storage	Basement	3`7" x 8`5"	Furnace/Utility Room	Basement	8`4" x 8`4"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **1**
Legal Desc: **0910326**

Remarks

Pub Rmks: **Welcome to your slice of countryside paradise! Nestled on 6 acres of serene landscape, this stunning and unique home offers the perfect blend of tranquility and luxury. Located just 9 minutes west of Strathmore, this property is conveniently positioned near Highway-1, yet tucked away on a peaceful no-thru road. This executive Tudor-style home offers over 6,000 sq ft of developed living space, including a 1,100 sq ft loft above the garage offering endless possibilities. With ravine views and a separate entrance, it's ideal for a home business, B&B, or a cozy country inn experience. The stretched, scenic driveway is gated before the home welcomes you with a grand foyer, with a stunning regal staircase. The banquet-sized formal dining room and powder room is situated on our left, and a cozy living room with a wood burning fireplace to your right. The upgraded kitchen with its addition, and spacious eating area with a second wood burning fireplace, wraps the back of the home. Both rooms have access to the vast covered decks that is suitable for an outdoor kitchen. Connecting the kitchen to the garage is a large walk-thru laundry area and a 3pc bath before the stairs to access the loft, as well as another back door. Upstairs features an airy sitting room overlooking the front driveway. The primary retreat presents a homey sitting area, a dressing room with hidden access to the loft, and a 5pc bath with a jetted tub. Another 4pc bath and 3 bedrooms completes your upper floor. The lower level features brand new environmental/pet friendly carpeting and offers two spacious bedrooms that have been completely upgraded from walls to lighting! A family room boasting a third wood-burning fireplace, along with a fresh bar area and new countertops in the basement washroom. Recent upgrades also include freshly painted walls, new shingles, hot water tanks, windows, and decks. With the option to expand your estate with an additional 6.4 acres complete with a triple Quonset, power, natural gas, and water, this is a rare opportunity to own a truly remarkable home in an idyllic rural setting. Close proximity to the proposed DeHavilland Aerospace Head Quarters. Don't miss your chance to experience country living at its finest!**

Inclusions: **Billiard Table.**
Property Listed By: **Real Broker**

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











