



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**263079 RANGE ROAD 220 , Rural Wheatland County T0J 2T0**

MLS® #: **A2144514**

Area: **NONE**

Listing Date: **07/08/24**

List Price: **\$974,900**

Status: **Pending**

County: **Wheatland County**

Change: **-\$15k, 07-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Rural Wheatland County**  
Year Built: **1987**

Finished Floor Area  
Abv Sqft: **4,108**  
Low Sqft:  
Ttl Sqft: **4,108**

DOM

**135**  
Layout  
Beds: **4 (4)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey, Acreage with Residence**

Lot Information

Lot Sz Ar: **1,752,854 sqft**  
Lot Shape:

Parking

Ttl Park: **0**  
Garage Sz: **2**

Access:

Lot Feat: **Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Garden, Many Trees, Underground Sprinklers, Pasture, Waterfall**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Boiler, In Floor**  
Sewer: **Septic Tank**  
Ext Feat: **Garden, Playground, Private Yard, Storage**

Construction: **Composite Siding**  
Flooring: **Carpet, Hardwood**  
Water Source: **Well**  
Fnd/Bsmt: **Poured Concrete, Wood**

Kitchen Appl: **Dishwasher, Dryer, Electric Oven, Freezer, Garage Control(s), Induction Cooktop, Microwave, Refrigerator, Warming Drawer, Washer, Window Coverings**  
Int Feat: **Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage**  
Utilities:

Room Information

| Room                 | Level  | Dimensions     | Room             | Level  | Dimensions    |
|----------------------|--------|----------------|------------------|--------|---------------|
| 2pc Bathroom         | Main   | 4`3" x 5`11"   | Den              | Main   | 13`3" x 10`1" |
| Dining Room          | Main   | 21`9" x 11`11" | Foyer            | Main   | 6`9" x 7`0"   |
| Kitchen              | Main   | 19`2" x 20`0"  | Living Room      | Main   | 21`8" x 30`9" |
| Mud Room             | Main   | 10`10" x 12`8" | Pantry           | Main   | 7`8" x 11`9"  |
| Furnace/Utility Room | Main   | 5`6" x 10`5"   | 3pc Ensuite bath | Second | 9`8" x 5`4"   |
| 4pc Bathroom         | Second | 5`0" x 8`0"    | 6pc Ensuite bath | Second | 14`3" x 13`7" |

|                             |               |                       |                          |               |                        |
|-----------------------------|---------------|-----------------------|--------------------------|---------------|------------------------|
| <b>Bedroom</b>              | <b>Second</b> | <b>12`1" x 11`6"</b>  | <b>Bedroom</b>           | <b>Second</b> | <b>14`6" x 11`9"</b>   |
| <b>Bedroom</b>              | <b>Second</b> | <b>10`8" x 11`5"</b>  | <b>Laundry</b>           | <b>Second</b> | <b>12`5" x 8`0"</b>    |
| <b>Loft</b>                 | <b>Second</b> | <b>11`11" x 18`1"</b> | <b>Bedroom - Primary</b> | <b>Second</b> | <b>26`5" x 30`3"</b>   |
| <b>Walk-In Closet</b>       | <b>Second</b> | <b>7`8" x 6`5"</b>    | <b>Family Room</b>       | <b>Lower</b>  | <b>15`1" x 11`5"</b>   |
| <b>Laundry</b>              | <b>Lower</b>  | <b>13`0" x 17`10"</b> | <b>Game Room</b>         | <b>Lower</b>  | <b>33`3" x 15`2"</b>   |
| <b>Storage</b>              | <b>Lower</b>  | <b>21`3" x 18`1"</b>  | <b>Storage</b>           | <b>Lower</b>  | <b>13`10" x 10`11"</b> |
| <b>Furnace/Utility Room</b> | <b>Lower</b>  | <b>11`1" x 9`1"</b>   |                          |               |                        |

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **9310855**

Zoning: **AG**

Remarks

Pub Rmks: **Welcome to your dream retreat, nestled on a sprawling 40-acre estate with picturesque views of Severn Creek. This luxurious 4000 square foot home, renovated in 2011, offers a perfect blend of elegance and modern comfort. Step inside to be greeted by the stunning Tigerwood hardwood flooring and a magnificent spiral staircase that sets the tone for the rest of this exceptional property. Natural light floods through the numerous windows, illuminating every corner and highlighting the exquisite details throughout. The main living area is anchored by a gorgeous wood burning fireplace while the in-floor heating throughout the home ensures a cozy ambiance during colder months. The spacious master suite features a gas fireplace and a lavish 6-piece ensuite, providing a serene sanctuary. The upper floor also includes three well-appointed bedrooms, an additional 3 piece ensuite and a 4 piece bathroom, plus a convenient second-floor laundry room. The chef's kitchen is a culinary enthusiast's dream, equipped with top-of-the-line appliances including a double wall oven and separate warming drawer, high end cabinetry and ample counter space. An office area is located at the side entrance for easy access if you run a home based business. The finished walk-out basement adds versatility with a hobby room, a second laundry room & mudroom, and a sunroom with a vaulted ceiling, perfect for relaxation. Outside, the professionally landscaped grounds include a spectacular waterfall feature, raised garden beds, a playground, and a dugout creates an outdoor paradise. The oversized garage boasts in-floor heating and epoxy flooring, while a 14x24 square foot accessory building provides additional space for hobbies. This property is more than just a home; it's a lifestyle. Discover the tranquility and luxury that await you at this magnificent Severn Creek estate. For additional details or to book a showing please contact your awesome Realtor!**

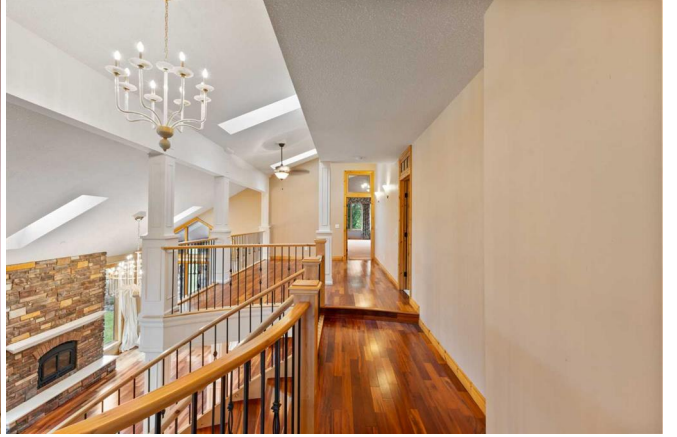
Inclusions: **2nd refrigerator; 2nd oven; washer (basement); Kinetico system; pump (2) system for pond; playground equipment; C-Can; sheds; desk and additional furniture in hobby room**

Property Listed By: **CIR Realty**

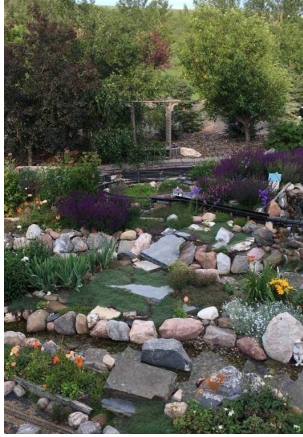
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













263079 Range Rd 220, Rosebud, AB

Main Floor Exterior Area 1889.44 sq ft  
Interior Area 1302.29 sq ft  
Excluded Area 624.00 sq ft



0 6 12 ft

PREPARED: 20240704



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

263079 Range Rd 220, Rosebud, AB

2nd Floor Exterior Area 2216.78 sq ft  
Interior Area 2007.02 sq ft  
Excluded Area 15.37 sq ft



0 6 12 ft

PREPARED: 20240704



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263079 Range Rd 220, Rosebud, AB

Basement (Below Grade) Exterior Area 1450.00 sq ft  
Interior Area 1323.20 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

