



THE
A-TEAM

**RE/MAX
FIRST**

243077 RANGE ROAD 255 , Rural Wheatland County T1P 0H9

MLS®#: **A2147867**

Area: **NONE**

Listing Date: **07/17/24**

List Price: **\$1,500,000**

Status: **Active**

County: **Wheatland County**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Rural Wheatland County**
Year Built: **2019**

Finished Floor Area
Abv Sqft: **1,900**
Low Sqft:
Ttl Sqft: **1,900**

DOM

126
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Acreage with Residence,Bi-Level**

Lot Information

Lot Sz Ar: **217,800 sqft**
Lot Shape:

Parking

Ttl Park: **12**
Garage Sz: **6**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Front Yard,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Many Trees,Paved,Secluded,See Remarks,Views**

Park Feat: **220 Volt Wiring,Driveway,Garage Door Opener,Heated Garage,Oversized,Quad or More Detached,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Forced Air,Natural Gas**
Sewer: **Septic Tank**
Ext Feat: **BBQ gas line,Private Yard**

Construction: **See Remarks,Wood Frame**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Stove,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Chandelier,Double Vanity,Granite Counters,Kitchen Island,Open Floorplan,Recessed Lighting,See Remarks,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities: **Natural Gas Paid,Electricity Available,Natural Gas Available,Phone Available,Sewer Available,Water Available**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	7`2" x 3`11"	Living Room	Main	15`7" x 14`11"
Kitchen	Main	18`10" x 12`11"	Dining Room	Main	14`11" x 13`7"
Bedroom - Primary	Main	14`10" x 12`7"	4pc Ensuite bath	Main	14`0" x 8`4"

Walk-In Closet	Main	8`5" x 8`4"	Bedroom	Main	11`9" x 11`5"
Bedroom	Main	11`10" x 11`5"	4pc Bathroom	Main	10`11" x 5`4"
Family Room	Basement	16`0" x 14`3"	Game Room	Basement	36`4" x 8`8"
Bedroom	Basement	13`10" x 12`11"	Bedroom	Basement	14`5" x 10`8"
3pc Bathroom	Basement	13`0" x 8`0"	Laundry	Basement	12`11" x 10`9"
Flex Space	Basement	16`9" x 13`7"	Furnace/Utility Room	Basement	10`10" x 10`9"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **CR**
 Legal Desc: **0914523**

Remarks

Pub Rmks: **Welcome home to this stunning property just minutes from Strathmore, offering convenient access to all amenities and an easy commute to Calgary via Highway 1. Nestled on 5 acres, this home boasts breathtaking west views of the mountains on clear days. A paved road leads to your private lane, guiding you to a spacious residence and a remarkable shop. Inside the air-conditioned home, you'll discover over 3800 square feet of living space. This bi-level style home features 5 (potentially 6) bedrooms and 3 full bathrooms. The primary bedroom offers a spacious retreat with a large walk-in closet and an impressive ensuite featuring a double vanity. Recent updates include hardwood floors and a custom gourmet kitchen with ample cabinets, a spacious island, and stunning quartz countertops—perfect for entertaining large family gatherings. Enjoy a beautiful dining area and a spacious living room with bright west-facing windows that welcome the evening sunsets. The fully developed basement, complete with in-floor heating throughout, provides additional living space including a family room, exercise area, 3 bedrooms, a full bath, and a large laundry room with a flex room for storage. The home is equipped with central air conditioning and boasts numerous desirable features such as triple glazed windows, Hardy Board siding, dura deck, 2 sump pumps, a boiler, forced air, and in-floor heating throughout. Beyond the home, a remarkable 45 x 40 shop/garage accommodates 6 vehicles with in-floor heating, 220 electrical service, 12 and 18-foot doors, and ample space for all your toys. This property is the perfect place to call home, combining serene country living with modern amenities and impressive craftsmanship throughout. Call your trusted real estate professional for a private viewing today.**

Inclusions: **Garage Door opener.**
 Property Listed By: **RE/MAX Real Estate (Central)**

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











