



THE
A-TEAM

**RE/MAX
FIRST**

222071 TOWNSHIP ROAD 224 , Rural Wheatland County T0J 1N0

MLS®#: **A2186315**

Area: **NONE**

Listing Date: **01/13/25**

List Price: **\$449,900**

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: **1960**
Lot Information
Lot Sz Ar: **169,012 sqft**
Lot Shape:

Access: **Private, Treed**
Lot Feat: **220 Volt Wiring, Enclosed, Single Garage Detached**
Park Feat:

Finished Floor Area
Abv Sqft: **1,916**
Low Sqft:
Ttl Sqft: **1,916**

DOM

9
Layout
Beds: **3 (3)**
Baths: **4.0 (4 0)**
Style: **4 Level Split, Acreage with Residence**

Parking

Ttl Park: **0**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer: **Open Discharge**
Ext Feat: **Garden, Kennel, Private Entrance, Private Yard, Storage**

Construction: **Metal Siding, Wood Frame**
Flooring: **Carpet, Laminate, Linoleum**
Water Source: **Well**
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer/Dryer, Window Coverings**
Int Feat: **Built-in Features, Ceiling Fan(s), Kitchen Island, Laminate Counters, Pantry, See Remarks, Sump Pump(s), Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	17`5" x 8`4"	Bedroom - Primary	Main	24`0" x 15`5"
3pc Ensuite bath	Main	7`7" x 7`7"	Den	Main	9`11" x 9`3"
Bedroom	Second	13`3" x 11`1"	Living Room	Main	25`5" x 13`5"
Dining Room	Main	13`6" x 10`9"	Walk-In Closet	Main	7`7" x 7`5"

Foyer	Main	6`3" x 3`0"	4pc Bathroom	Main	8`1" x 5`11"
Bedroom	Second	13`3" x 11`6"	Family Room	Basement	21`9" x 11`2"
Game Room	Basement	23`2" x 15`2"	Other	Basement	12`9" x 10`3"
Cold Room/Cellar	Basement	7`11" x 5`0"	3pc Bathroom	Basement	6`6" x 5`5"
Laundry	Basement	9`6" x 8`8"	4pc Bathroom	Main	8`1" x 5`11"
Storage	Basement	13`3" x 12`1"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **9812670**

Zoning: **CR**

Remarks

Pub Rmks: **Experience the perfect blend of spacious living and rural charm with this country home! Set on a generous 3.88 acres, this property offers ample space to enjoy the serenity of the countryside and cultivate your own homegrown vegetables. The dugout provides a reliable irrigation source, ensuring your garden thrives with ease. Surrounded by mature trees, the home offers excellent privacy while maintaining convenient access to nearby towns including Gleichen, Strathmore, Bassano, Brooks, Drumheller, and Calgary, thanks to its prime location just off Highway 1. Step inside to a welcoming interior designed for family living. The open U-shaped kitchen features a movable island and a large dining area, ideal for gatherings and entertaining. The expansive living room, with its picture windows, invites natural light and offers picturesque views of the countryside. The main-level master bedroom is a spacious retreat with an ensuite bathroom, walk-in closet, and a private deck, perfect for relaxing evenings surrounded by nature. Additional bedrooms on the second level provide ample space for family and guests, ensuring privacy and comfort. The home is thoughtfully designed with practical features, including an office, family room, cold storage area, and extra storage rooms. The partially finished lower level offers potential for a workout or recreation space, allowing you to customize it to suit your needs. With multiple commuting options via Highway 1 or Highway 901, travel is both easy and efficient approximate 50 minutes from the Calgary city limits. This country home beautifully combines space, comfort, and rural living, making it an ideal retreat for those seeking a tranquil escape with modern conveniences.**

Inclusions: **Movable Island, built in armour in bedroom,1 freezer(sellers choice), any and all window coverings,Charcoal Filter system,plough in yard, both carports, dog runs**
 Property Listed By: **RE/MAX First**

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











