

# \$975,000 - 261017 Range Rd 244, Rural Wheatland County

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MLS® #A2249413

**\$975,000**

5 Bedroom, 4.00 Bathroom, 1,807 sqft  
Residential on 1.80 Acres

NONE, Rural Wheatland County, Alberta

Welcome to this stunning acreage, a true private oasis just 20 minutes from Strathmore. Tucked away on 261017 Range Road 244 in Rural Wheatland County, this property is surrounded by mature trees, creating a serene and secluded atmosphere. This unique 1.5-story reverse walkout home offers 2937sqft of spacious and functional living space. The main level is the heart of the home, featuring a spectacular double-sided stone fireplace that beautifully divides the living and dining rooms. The large kitchen is a chef's dream, with granite countertops, a gas range, tons of cabinetry, and ample counter space. A versatile bedroom is also found on this floor currently being used as a home office. On the walkout basement level, you'll find the primary bedroom with 4pc ensuite bathroom, two additional bedrooms and with one currently converted into a convenient mudroom, full bathroom and laundry room. The top floor offers a private fourth bedroom, additional 3pc bathroom, a bonus living room, and a flexible space currently used as a playroom. Step outside and discover a paradise for all ages. The exterior has been updated with durable Hardie board siding, trim, railings and decking on the wrap-around deck (2019). The property also features a highly efficient boiler heating system (2019), 35-year hurricane proof shingles on the garage (2009) and most of the windows are Argon



Triple-Glazed. The expansive yard is a playground with a zipline, slide, and playhouse. The oversized 35ft x 24' 1'ft double detached garage provides plenty of space for vehicles and a dedicated workshop area. With excellent household water and access to irrigation water (to be requested from the county), this property truly has it all. This is more than a home; it's a cherished retreat waiting for you.

Built in 2005

### Essential Information

MLS® #	A2249413
Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	1.80
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	261017 Range Rd 244
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0L1

### Amenities

Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, Water Paid For
Parking Spaces	4

Parking	Additional Parking, Double Garage Detached, Garage Door Opener, Oversized, Gravel Driveway
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# of Garages	2
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### Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Vaulted Ceiling(s)
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Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings
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Heating	Boiler
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Double Sided, Family Room, Glass Doors, Stone, Wood Burning, Dining Room
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Has Basement	Yes
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Basement	Finished, Full, Walk-Out
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### Exterior

Exterior Features	Garden, Private Entrance, Private Yard, Storage
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Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed
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Roof	Asphalt Shingle
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Construction	Cement Fiber Board, Stone
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Foundation	Poured Concrete
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### Additional Information

Date Listed	August 18th, 2025
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Days on Market	2
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Zoning	CR
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### Listing Details

Listing Office	eXp Realty
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