

# \$1,495,000 - 254041 Twp Road 252, Rural Wheatland County

MLS® #A2163795

**\$1,495,000**

5 Bedroom, 4.00 Bathroom, 2,429 sqft  
Residential on 7.00 Acres

NONE, Rural Wheatland County, Alberta

Then one day, along came the ideal acreage...it has everything you ever wanted in a space you can work and live!!! Arriving at this beautiful 7 acre parcel, located just 10 km from Strathmore, mature larch trees guide you up the driveway to a nostalgic 1919 historical EATON'S CATALOGUE house moved from Baintree AB in 1996, when it was completely refurbished with a 12 foot addition to the entire East end of the home. With just over 3700 sf of living space and a tasteful mix of original finishes and updated essentials, this home has so much to offer . The heart of the home, the spacious kitchen, will accommodate a couple of cooks. Bright and roomy, the breakfast nook has access to the South deck and great views of the private main yard. A formal dining room, with original hardwood floors, the den and the living room with West views complete the main level... all featuring 9 foot ceilings. In the upper level, 3 bedrooms and 2 full bathrooms complete the space. I will mention the primary bedroom is like a studio suite with the vaulted ceilings, 2 closets (the walk in closet is one most will surely appreciate). The Fully developed lower level encompasses 2 additional bedrooms and a full bathroom. The in-floor heating system keeps this space comfortable in all seasons and is great for family movie/game nights! The in-slab heat also services the over-sized double attached garage! Let's look beyond the house: Super



private landscaped yard with copious mature trees, large vegetable garden with accompanying insulated and powered shed. An additional 24x30 garage at the south end of the manicured yard. An insulated 32X40 barn with 2 overhead doors, water hydrant and prepared for permanent stalls with an attached livestock shelter. The next building has 3 areas: 30X36 heated workshop with access to the 34X36 second barn and tack room with water. In 2003 the 32X36 heated shop for the MECHANIC was added featuring 2 overhead doors (1: 12x14 2:16x7). There is a 19X31 enclosed mezzanine with 3 pc Bathroom. This is a fantastic space for a home-based business! Take advantage of some tax benefits operating your business from home! Zoned Agricultural General, there are many land use options. Please view the video to get an overview of the parcel. Take a look again outside...there are 3 Ritchie livestock waterers servicing 10 pens, a grain storage shed, pasture options. Look at the map...this property is just South of Hwy 564, only 1/2 hour from Calgary International Airport! Kids get picked up for school (Golden Hills School District) right at the house as the school bus can safely turn around in the yard (as can a semi tractor and trailer). Seller also notes it is a nice ride on your horse along the WID canal! Your Realtor® can download the list of all the details and book a private viewing of this never before offered well maintained acreage. Excellent options for EQUINE facilitation! Additional pasture available for purchase! Create your own history here!

Built in 1996

### **Essential Information**

MLS® #	A2163795
Price	\$1,495,000
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,429
Acres	7.00
Year Built	1996
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

### **Community Information**

Address	254041 Twp Road 252
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0W5

### **Amenities**

Parking	Double Garage Attached, Garage Door Opener, Heated Garage, RV Access/Parking, Oversized
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Central Vacuum, High Ceilings, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Natural Woodwork
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Cleared, Garden, Landscaped, Lawn, Level, Many Trees, Pasture, Corners Marked, Greenbelt, Subdivided
Roof	Asphalt

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 22nd, 2024
Days on Market	170
Zoning	AG

### **Listing Details**

Listing Office	CIR Realty
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