

**261017 Range Road 244  
Rural Wheatland County, Alberta**

**MLS # A2280266**

**\$850,000**



<b>Division:</b>	NONE	
<b>Type:</b>	Residential/House	
<b>Style:</b>	Acreage with Residence, Bungalow with Loft	
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b> 2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b> 3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Detached, Gravel Driveway, Oversized	
<b>Lot Size:</b>	1.80 Acres	
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Private, Treed	

<b>Heating:</b>	Boiler, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile, Vinyl	<b>Sewer:</b>	Holding Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	9-26-24-W4
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Separate Entrance, Skylight(s), Wired for Sound		
<b>Inclusions:</b>	Water filters, playhouse		

A rare property with one-of-a-kind home. This fully wooded acreage is where space, privacy, and everyday comfort come together—just 20 minutes from Strathmore. Set on 1.89 acres, this property offers the perfect blend of country living with the convenience busy families need. This walk-out bungalow with a loft offers 2,997 sq ft of total developed living space and a layout designed to grow with your family. With five bedrooms, there's room for kids, guests, home offices, and hobbies. Vaulted ceilings, multiple skylights, and the open loft space flood the home with natural light and give it a bright, welcoming feel you'll notice the moment you walk in. A spiral staircase adds character and connects the spaces in a way that feels fun, functional, and far from cookie-cutter. Outside is where family memories are made. A deck that wraps the entire home creates endless options for outdoor living—morning coffee, family dinners, kids playing, or entertaining friends. A hot tub is included, offering a private place to unwind. The acreage is perfectly set up for both play and practicality. Equipped with air conditioning for year-round comfort, a detached double garage, a tack shed or playhouse, and a root cellar cold room for extra storage. The mature trees provide privacy while still leaving plenty of open space for kids to explore and enjoy the outdoors. If you've been dreaming of more room to breathe, a safe place for your family to grow, and a home with real personality—this property delivers.