221083 Range Road 270

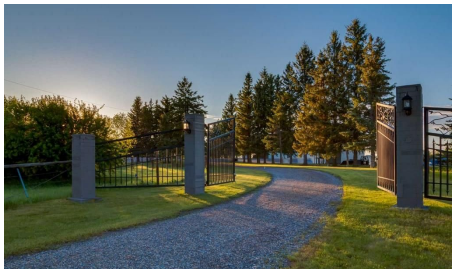
Rural Wheatland County | Active | MLS® A2309962

$1,374,900









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1980**	**2,200.93 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX House of Real Estate

A closer look

UNLOCK this RARE OPPORTUNITY - Located in the GOLDFINCH INDUSTRIAL AREA STRUCTURE PLAN w/the potential to REDESIGNATE this parcel to ‘INDUSTRIAL’!!!
This ONE-OF-A-KIND PROPERTY is situated on 12.55 ACRES of well-kept grounds in WHEATLAND COUNTY, offering STUNNING MOUNTAIN VIEWS from the WALK-OUT BUNGALOW. The home feat.4,315.12 SQ FT OF DEVELOPED LIVING SPACE, 4 Bedrooms, 3 ½ Bathrooms, an ATTACHED OVERSIZED HEATED DOUBLE GARAGE, a 59’ x 39’ SHOP + a BARN w/A KIDS’ PLAYHOUSE.
Entering the foyer, you’re welcomed by STUNNING NEW FLOORING through out + FRESH NEUTRAL PAINT + a FORMAL DINING ROOM w/LARGE BAY WINDOWS that fill the space w/natural light.
The WARMTH + CHARM carry into the LIVING ROOM, showcasing CUSTOM OAK BUILT-IN BOOKSHELVES, OAK PANELLING, a FLOOR-TO-CEILING GAS STONE F/P, + LARGE WEST-FACING WINDOWS framing BREATHTAKING MOUNTAIN VIEWS.
The BREAKFAST NOOK is ideal for QUICK + CASUAL MEALS, w/DIRECT ACCESS to the 59’0” x 11’8” WEST-FACING DECK, creating a seamless transition to OUTDOOR LIVING.
The HEART OF THE HOME feat. WHITE CABINETRY, w/NEW TILE BACKSPLASH, WHITE APPLIANCES, ELECTRIC STOVE w/ELEGANT HOOD FAN + EXPANSIVE COUNTER SPACE + ABUNDANT CABINETRY, providing both FUNCTION + STYLE.
A 2-PC BATHROOM + WASHER/DRYER in the Mudroom by the GARAGE ENTRANCE + 2nd exterior door. On the EAST SIDE OF THE HOME, an UPDATED 4-PC BATHROOM sits across from the 2ND + 3RD GENEROUSLY SIZED BEDROOMS. The PRIMARY BEDROOM is spacious enough to accommodate a SITTING AREA, w/a LARGE WALK-IN CLOSET + an UPDATED 4-PC ENSUITE feat.a WALK-IN SHOWER + DOUBLE VANITY. Downstairs the SPACIOUS BASEMENT opens into a LARGE FAMILY ROOM highlighted by BRICK WALLS + STONE WOOD-BURNING w/Gas Starter FIREPLACE. The RECREATION ROOM has a spacious BUILT-IN BAR incl/wraparound wood cabinetry, a serving counter w/bar seating, a Dishwasher, creating the PERFECT setting for ENTERTAINING + HOSTING. A 24’4” x 22’8” UNDEVELOPED ROOM offers ample STORAGE + DIRECT ACCESS TO OUTDOOR STORAGE. The flex area provides ample room for a KIDS’ PLAY AREA, HOME GYM, OR HOBBY AREA. The 4TH BEDROOM feat. a UNIQUE LAYOUT w/ITS OWN FLEX AREA, while a NEWLY RENOVATED 3-PC BATHROOM across the hall.
Recent IMPROVEMENTS: NEW FLOORS(2026) + FRESH PAINT THROUGHOUT (2026) + Well Pump(2025), 50 Gallon H20 Tank(2025), Regular Septic Service(2025), HVAC Serviced(2025), Shingles(2025), Windows(2019), Newer Furnace + INVISIBLE FENCE w/2 Collars for pets = $6,500 VALUE!!
The 3-BAY SHOP is equipped w/OVERHEAD DOORS + Radiant Heat + includes a 13’7” x 7’7” LOFT W/A 2-PC Bathroom, offering excellent WORKSPACE POTENTIAL. Outside, the fully fenced property transforms into a PEACEFUL PRIVATE RETREAT. MATURE TREES THROUGHOUT THE ACREAGE create PRIVACY + NATURAL CHARM. Enjoy the COVERED PATIO + a DEDICATED FIREPIT GATHERING AREA, perfect for relaxing or hosting FAMILY + FRIENDS while watching the SUNSET. Kids will love the PLAYHOUSE ATTACHED TO THE BARN, complete w/a LOFT SPACE, creating a fun + imaginative retreat for them!!!

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2309962
Bedrooms	4
Bathrooms	4
Year Built	1980
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Acreage with Residence, Bungalow
Total Living Area:	2,200.93 sq. ft.
Main Level Finished Area:	2,200.93 sq. ft.
Below Grade Finished Area:	2,114.19 sq. ft.
Acreage:	Yes
Lot Area:	12.6 acre(s)
Front Exposure:	Southeast
Levels:	One
Total Rooms Above Grade:	8
Year built:	1980 (Age: 46)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)

Num Ensuite Baths:	1
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	2
Fireplace Details:	Decorative, Family Room, Gas, Gas Starter, Living Room, Masonry, Raised Hearth, Stone
Water Supply:	Well
Sewer:	Septic Field, Septic Tank
Utilities:	Electricity Connected, Natural Gas Connected, Garbage Collection, Phone Connected, Sewer Connected
Garage:	Yes
Garage Spaces:	2
Parking:	Additional Parking, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Gated, Gravel Driveway, Heated Garage, Outside, Oversized, RV Access/Parking
Laundry Features:	Electric Dryer Hookup, In Hall, Main Level, Washer Hookup
Appliances:	Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	Roll Down Blinds, 2 Dishwashers, 2 Microwaves, 2 Refrigerators, 1 Garage Control, Playhouse, Toys in the Play House, Barn 24 x 12, Shed 14 x 8, Manual Gate
Restrictions:	Restrictive Covenant

Main Floor	Living Room · 15' × 15' ·
Main Floor	Kitchen · 14' × 10'5" ·
Main Floor	Dining Room · 12'6" × 10'8" ·
Main Floor	Breakfast Nook · 10'5" × 7'7" ·
Main Floor	Bedroom - Primary · 25' × 13'10" ·
Main Floor	Walk-In Closet · 8'10" × 7'11" ·
Main Floor	Bedroom · 12'5" × 11'1" ·
Main Floor	Bedroom · 12'5" × 11'1" ·
Main Floor	Foyer · 9'7" × 6' ·
Main Floor	Mud Room · 21'8" × 4'11" ·
Main Floor	Laundry · 5'5" × 2'9" ·
Main Floor	Workshop · 59' × 39' ·
Lower Level	Family Room · 29'6" × 19' ·
Lower Level	Game Room · 23'11" × 16'5" ·
Lower Level	Bedroom · 13'11" × 10'11" ·
Lower Level	Flex Space · 13'11" × 7'11" ·
Lower Level	Flex Space · 17'10" × 9'8" ·
Lower Level	Furnace/Utility Room · 9'9" × 6'11" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Bar, Beamed Ceilings, Bookcases, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Pantry, Separate Entrance, Storage, Track Lighting, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Fire Pit, Lighting, Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck, Patio
Lot Features:	Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Behind, Private, Treed
Num. of Parcels:	0

Outbuildings:	Shed, Barn, Shop
Fencing:	Fenced
Nearest Town:	Carseland
Region:	Wheatland County
Zoning:	AG
Listed Date:	Jun 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/221083-range-road-270-rural-wheatland-county-a2309962/

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.