224004 Range Road 233

Rural Wheatland County | Active | MLS® A2341182

$1,199,999









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1965**	**1,455 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by First Place Realty

A closer look

Exceptional and rare opportunity to own your own piece of country paradise just outside Calgary! This wonderful hobby farm offers just over 11 acres, with approximately 3 acres of beautifully developed yardsite and over 8 acres of cross-fenced pasture, ready for horses, cattle, or whatever your rural lifestyle requires.

The property is packed with practical infrastructure and unique outdoor features, making it an ideal setup for hobby farming, equestrian enthusiasts, animal lovers, or anyone looking for space, privacy, and a little room to breathe.

Built for Country Living
Two wells, including a newly drilled well approximately 150 feet deep producing 23 GPM, plus a second artesian well
Yard and barn lighting
20' x 32' Barn Quonset with 110 power and 5 stalls
12' x 12' Tack Shed with 110 power
8' x 16' Dog Kennel with 110 power, electric heat, and outdoor dog runs
40' x 72' Quonset featuring a metal roof, gravel floor, LED lighting, 220 power, 24' x 13' doors, plus an additional 12' x 12' door
20' x 32' Quonset with steel roof, concrete floor, overhead furnace, LED lighting, and 220 power
And then there's the truly unique BIN-Zibbo - an approximately 18-foot-diameter entertaining or relaxation space with 110 power. Whether you're imagining gatherings with friends, a cozy retreat, or simply your own peaceful escape, this is one feature you won't find on every acreage!

Comfortable Home with Recent Updates
The bungalow offers plenty of room for the family, with three bedrooms, generous storage, and lots of character. The home has been freshly painted and features several important recent improvements, including:

Newer triple-pane windows
Updated siding
Hot water tank replaced
Sump pump replaced in 2025
This is more than just a property - it's an opportunity to enjoy the freedom and flexibility of acreage living while remaining close to Calgary.

Bring your horses, cattle, dogs, toys, and ideas. There is room here to make your rural lifestyle dreams a reality!

Come see everything this exceptional hobby farm has to offer and make it your home today.

Property details

Status	Active
Prop. Type	Residential

MLS® Num	A2341182
Bedrooms	3
Bathrooms	1
Year Built	1965
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:	1,455 sq. ft.
Main Level Finished Area:	1,455.9 sq. ft.
Below Grade Finished Area:	746.1 sq. ft.
Acreage:	Yes
Lot Area:	11.4 acre(s)
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	6
Year built:	1965 (Age: 61)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)

Num Ensuite Baths:	0
Plan:	9010003
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	See Remarks
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Hardwood, Linoleum
Cooling:	None
Fireplaces:	0
Water Supply:	Other, Well
Sewer:	Septic Field
Garage:	No
Parking:	220 Volt Wiring, Additional Parking, Enclosed, Oversized, RV Access/Parking, Workshop in Garage
Laundry Features:	In Basement
Appliances:	Built-In Oven, Dryer, Electric Cooktop, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Dining Room · 17'8" × 12'2" ·
Main Floor	Dinette · 12'2" × 11'1" ·
Main Floor	Living Room · 15'6" × 13'4" ·
Main Floor	Kitchen · 13'4" × 10'11" ·

Main Floor	Bedroom - Primary · 22'8" × 12'2" ·
Main Floor	Bedroom · 11'11" × 11'2" ·
Lower Level	Laundry · 22'11" × 14'2" ·
Lower Level	Storage · 11'2" × 9'5" ·
Lower Level	Cold Room/Cellar · 11'11" × 5'5" ·
Lower Level	Office · 13'11" × 11'2" ·
Lower Level	Game Room · 22'6" × 13'7" ·
Lower Level	Bedroom · 13'8" × 11'2" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Open Floorplan, See Remarks, Ceiling Fan(s)
Exterior Features:	Lighting, Private Yard, Storage
Patio And Porch Features:	Deck, Side Porch
Lot Features:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Level, Many Trees, No Neighbours Behind, Pasture, Private, Yard Lights
Num. of Parcels:	0
Outbuildings:	Equipment Storage, Shed, Barn, Quonset, Shop, Workshop
Fencing:	Fenced
Nearest Town:	Strathmore
Region:	Wheatland County
Zoning:	1
Listed Date:	Aug 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/224004-range-road-233-rural-wheatland-county-a2341182/

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