241054 Range Road 260

Rural Wheatland County | Active | MLS® A2226490

$1,550,000









Bedrooms	Bathrooms	Year Built	Living area
5	**3**	**1984**	**1,555.15 sq. ft.**

Your next move starts with a conversation.

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Listed by Easy List Realty

A closer look

For more information, please click the "More Information" button.
This awesome piece of Country property has the Potential To Subdivide or redesignate to commercial or maintain Agriculture status. Within the Wheatland County west Highway 1 area structure plan and only minutes from the De Havilland Field aircraft manufacturing facility project. Live the country life in this comfortable country home with 60 acres that has a creek flowing through or purchase as a holding property with options to redesignate or subdivide for future business opportunities upon County approval. Located close to all amenities and main highway just west of Strathmore and 20 minutes to Calgary. Only 1/2 km off of Highway 1.
Currently runs as a horse and cattle ranch with 50 acres of grazing land. It has a creek running through the coulee with a dugout. There is a hay field plus native grass used for grazing. The ranch also has a 900 sq ft 5 stall barn with water hydrant and electricity also shelters, corrals and is fenced and cross fenced. The home is an upgraded raised bungalow with a walkout basement with in-floor heating and wood stove, plus 3 bedrooms, 4-piece bathroom and family room all on lower level. The house has nearly 3000 sq ft of fully developed and usable living space main level is open concept kitchen, dining room and living room with 2 bedrooms a 4-piece bathroom and a 6-piece ensuite and a walk-in closet in master. Huge decks on north, south and east sides. It has much more such as mountain views, incredible sunsets and a treed yard. Great water, newer septic tank, hot water tank, pressure tank and boiler tank. Beautiful home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2226490
Bedrooms	5
Bathrooms	3
Year Built	1984
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:	1,555.15 sq. ft.
Main Level Finished Area:	1,555.15 sq. ft.
Below Grade Finished Area:	1,428.26 sq. ft.
Acreage:	Yes
Lot Area:	60.1 acre(s)
Lot Frontage:	723'
Front Exposure:	East
Levels:	One
Total Rooms Above Grade:	6
Year built:	1984 (Age: 42)
Bedrooms:	5 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	3
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Heating:	Boiler, Central, In Floor, Fireplace(s), Forced Air, Natural Gas, Wood, Wood Stove
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Cedar, Concrete, Wood Frame
Structure Type:	House
Roof:	Cedar Shake
Ensuite:	Yes
Flooring:	Ceramic Tile, Concrete, Hardwood, Laminate, Vinyl

Cooling:	Window Unit(s)
Fireplaces:	2
Fireplace Details:	Gas, Gas Log, Wood Burning Stove
Water Supply:	Private
Sewer:	Holding Tank
Garage:	No
Parking:	Parking Pad, RV Access/Parking
Parking Places:	10
Parking Total/Covered:	10 / -
Laundry Features:	Electric Dryer Hookup, Lower Level, Main Level, Washer Hookup
Appliances:	Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Electric Range, Electric Stove, Electric Water Heater, Garburator, Microwave, Refrigerator, Washer
Inclusions:	vacu flo
Restrictions:	Building Restriction, Easement Registered On Title, Underground Utility Right of Way
Main Floor	Bedroom · 12'9" × 11'9" ·
Main Floor	Dining Room · 17'6" × 9'3" ·
Main Floor	Foyer · 9'9" × 7'1" ·
Main Floor	Kitchen · 11'9" × 9'11" ·
Main Floor	Laundry · 10'9" × 6'8" ·
Main Floor	Living Room · 19'3" × 14'10" ·
Main Floor	Bedroom - Primary · 17'1" × 11'6" ·
Basement	Bedroom · 11'9" × 9'6" ·
Basement	Bedroom · 14'7" × 10'8" ·
Basement	Bedroom · 14'10" × 10'9" ·
Basement	Family Room · 18'8" × 18'4" ·
Basement	Kitchen · 18'1" × 12'1" ·

Basement	Furnace/Utility Room · 10'3" × 9'11" ·
Title to Land:	Fee Simple
Community Features:	Golf, Shopping Nearby
Interior Features:	Bar, Beamed Ceilings, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Data, Wood Windows
Exterior Features:	Fire Pit, Private Entrance, Private Yard, RV Hookup, Storage
Patio And Porch Features:	Deck, Front Porch, See Remarks, Wrap Around
Lot Features:	Back Yard, Creek/River/Stream/Pond, Farm, Front Yard, Landscaped, Lawn, Meadow, Native Plants, No Neighbours Behind, Pasture, Private, Treed, Views, Wetlands
Num. of Parcels:	0
Fencing:	Cross Fenced
Nearest Town:	Strathmore
Region:	Wheatland County
Zoning:	AG1
Listed Date:	May 31, 2025

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/241054-range-road-260-rural-wheatland-county-a2226490/

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