242017 Township Road 232

Rural Wheatland County | Active | MLS® A2316772

$1,959,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2020**	**3,832.5 sq. ft.**

Your next move starts with a conversation.

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Listed by Century 21 Bravo Realty

A closer look

Exceptional 40-Acre Country Estate with Custom Walkout Bungalow
Discover the perfect blend of rural privacy, luxury living, and agricultural opportunity on this stunning 40-acre parcel of productive farmland, located just 15 minutes from Strathmore. This impressive custom-built bungalow offers nearly 8,000 sq. ft. of developed living space and is ideally suited for those seeking a hobby farm, private retreat, or multi-generational family home. The property features a triple attached garage, an oversized single detached garage, and a substantial 40' x 40' barn, providing exceptional versatility for agricultural, recreational, or storage needs.
Designed to maximize natural light and showcase breathtaking country views, the home features an open-concept floor plan highlighted by a wall of east-facing triple-pane windows overlooking the expansive backyard. Rich wood flooring flows throughout the main living areas, while durable tile flooring has been thoughtfully installed in all wet areas for both style and functionality. A welcoming foyer leads to a spacious dining area and a chef-inspired kitchen complete with an oversized island, quartz countertops throughout, abundant cabinetry, and generous workspace.
The living room showcases a stunning floor-to-ceiling stone fireplace, creating a warm and inviting gathering space. The main floor includes four spacious bedrooms and four bathrooms, highlighted by an extraordinary 500 sq. ft. primary retreat featuring a massive walk-in closet and a luxurious 6-piece ensuite with direct access to the 432 sq. ft. rear deck. A convenient laundry room and access to a second-floor loft complete the main level. The fully developed walkout basement offers exceptional additional living space, including a dedicated theatre room, a massive recreation area, a comfortable family room, extensive storage areas, and a cold room. The lower level features in-floor heating via a boiler system, ensuring year-round comfort. Whether entertaining guests, accommodating a growing family, or creating specialized hobby spaces, this lower level provides endless possibilities.
Outside, the gently rolling acreage offers abundant room for livestock, gardening, recreation, or future development. The east-facing backyard provides the perfect setting to enjoy peaceful sunrises and the tranquility of country living.
This rare acreage combines luxury, functionality, and agricultural potential in one exceptional package. Experience the freedom and possibilities that come with owning over 40 acres of Alberta countryside. Perfect for hobby farming, country living, or anyone seeking space, privacy, and endless possibilities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316772
Bedrooms	4
Bathrooms	3
Year Built	2020
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:	3,832.5 sq. ft.
Main Level Finished Area:	3,649.15 sq. ft.
Upper Level Finished Area:	183.35 sq. ft.
Below Grade Finished Area:	3,867.33 sq. ft.
Acreage:	Yes
Lot Area:	40.6 acre(s)
Front Exposure:	West
Levels:	One
Total Rooms Above Grade:	9
Year built:	2020 (Age: 6)
Bedrooms:	4 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	4
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1611551
Heating:	Forced Air, Natural Gas
Basement:	Full, Partially Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete

New Constr.:	No
Construction Material:	Concrete, Vinyl Siding, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Wood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas
Water Supply:	Well
Sewer:	Mound Septic
Garage:	Yes
Garage Spaces:	5
Parking:	Double Garage Detached, Triple Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Main Level
Appliances:	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Bedroom · 14'2" × 10'11" ·
Main Floor	Bedroom · 13'7" × 13'1" ·
Main Floor	Bedroom · 19'1" × 12'5" ·
Main Floor	Dining Room · 15'1" × 14'1" ·
Main Floor	Foyer · 9'9" × 8'1" ·
Main Floor	Kitchen · 21'1" × 19'8" ·

Main Floor	Laundry · 9' × 7'8" ·
Main Floor	Living Room · 21'1" × 15'8" ·
Main Floor	Mud Room · 13'2" × 7'7" ·
Main Floor	Bedroom - Primary · 32'1" × 23'1" ·
Main Floor	Walk-In Closet · 12'10" × 9'2" ·
2nd Floor	Loft · 17'3" × 8'11" ·
Lower Level	Cold Room/Cellar · 9'4" × 8'5" ·
Lower Level	Family Room · 20'4" × 15'8" ·
Lower Level	Exercise Room · 21'7" × 14' ·
Lower Level	Game Room · 87'5" × 52'5" ·
Lower Level	Storage · 12' × 6'10" ·
Lower Level	Storage · 9'8" × 5'4" ·
Lower Level	Media Room · 19'8" × 16'7" ·
Lower Level	Furnace/Utility Room · 19'10" × 9'9" ·
Lower Level	Furnace/Utility Room · 19'4" × 6'5" ·
Title to Land:	Fee Simple
Community Features:	None
Interior Features:	Open Floorplan, Separate Entrance, Storage, Vinyl Windows
Exterior Features:	Storage
Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Irregular Lot
Num. of Parcels:	0
Outbuildings:	Barn
Fencing:	Fenced
Nearest Town:	Namaka
Region:	Wheatland County

Zoning:	1
Listed Date:	Jun 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/242017-township-road-232-rural-wheatland-county-a2316772/

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