252042 Township Road 230

Rural Wheatland County | Active | MLS® A2322662

$1,280,000









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**2011**	**1,373.63 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Imagine starting your morning on the covered veranda, coffee in hand, watching the sun rise over the peaceful prairie landscape while the Rocky Mountains create a breathtaking backdrop in the distance.
Nestled on 5 beautifully maintained acres, this walk-up bungalow offers the perfect blend of country living, functionality, and convenience, all within easy access of South Calgary and just 15 minutes from Strathmore.
Inside, you'll find a bright and inviting open-concept floor plan designed for gathering and everyday living - the kitchen with island and spacious living and dining area's. The spacious primary retreat is a true sanctuary, featuring a large walk-in closet and generous ensuite with jetted tub. With 4 bedrooms(2+2) and 3 bathrooms, there's room for the entire family. The fully developed walk-up basement offers incredible flexibility with two large bedrooms, a kitchenette complete with a fridge and sink, and a second set of laundry facilities-ideal for extended family or guests.
The oversized attached double garage is perfect
for the vehicles, toys and additional storage. Adding peace of mind, the home is equipped with a transfer switch for a backup generator(generator not included), allowing essential power to be maintained during outages-an invaluable feature for acreage living. Recently added mini split AC/ heat pump in the living space helps beat the hot summer days!
Step outside and discover a property designed to be enjoyed. The large fenced backyard provides a secure space for children and pets to play, while the gravel is perfect for a future play structure, additional dog run, or outdoor recreation space. A picturesque pond stocked with goldfish creates a peaceful focal point, adding charm and tranquility to the landscape.
For the mechanic, hobbyist, or entrepreneur, the impressive 40' x 88' shop is a dream come true. Featuring finished concrete floors, a 9,000 lb two-post hoist, 220 power, and footings already poured for a second hoist, this space is ready to handle serious projects. The enclosed rear section offers excellent storage or could easily be transformed into a paint booth. Gas has been run to the shop should you want heat to the shop.
The acreage is further enhanced with a chicken coop, shed, raised garden beds, and fruit-bearing trees and shrubs, including cherries, plums, apples, and raspberries. Whether you're growing your own food, working on projects in the shop, or simply enjoying the views, this property offers a lifestyle that's becoming increasingly difficult to find.
Acreage living, mountain views, a dream shop, and room to breathe-this is country living at its finest.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2322662
Bedrooms	4
Bathrooms	3
Year Built	2011
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:	1,373.63 sq. ft.
Below Grade Finished Area:	1,347.13 sq. ft.
Acreage:	Yes
Lot Area:	5.02 acre(s)
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	2011 (Age: 15)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	1014177
Heating:	Forced Air
Basement:	Full, Finished, Separate/Exterior Entry, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Water Supply:	Well
Sewer:	Septic Field, Septic Tank
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Gravel Driveway
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Laundry Room, Main Level
Appliances:	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Inclusions:	speakers in living room, refrigerator, microwave and stacked washer/dryer in basement, baby gate at entrance, hoist in shop, attached shelves in shop, reverse osmosis system under kitchen sink, mini split heat pump/AC unit
Restrictions:	Utility Right Of Way
Main Floor	Entrance · 8'6" × 7' ·
Main Floor	Living Room · 14'10" × 14'8" ·
Main Floor	Dining Room · 14'3" × 10' ·
Main Floor	Kitchen · 13' × 12' ·
Main Floor	Bedroom - Primary · 14'4" × 12'6" ·
Main Floor	Bedroom · 11'8" × 10' ·

Main Floor	Laundry · 6' × 5'10" ·
Basement	Family Room · 17' × 13'10" ·
Basement	Kitchenette · 10'4" × 10'1" ·
Basement	Bedroom · 13'7" × 9'9" ·
Basement	Bedroom · 14'2" × 12' ·
Basement	Mud Room · 9'8" × 9'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Pond
Interior Features:	Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Exterior Features:	Balcony, Fire Pit
Patio And Porch Features:	Patio, Wrap Around
Lot Features:	Front Yard, Fruit Trees/Shrub(s), Private
Num. of Parcels:	0
Outbuildings:	Shop
Fencing:	Fenced
Nearest Town:	Strathmore
Region:	Wheatland County
Zoning:	1
Listed Date:	Jun 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/252042-township-road-230-rural-wheatland-county-a2322662/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 05:30 AM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

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