

\$1,550,000 - 241054 Range Road 260, Rural Wheatland County

MLS® #A2226490

\$1,550,000

5 Bedroom, 3.00 Bathroom, 1,555 sqft
Residential on 60.05 Acres

NONE, Rural Wheatland County, Alberta

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!

Built in 1984

Essential Information

MLS® #	A2226490
Price	\$1,550,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,555
Acres	60.05
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	241054 Range Road 260
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0Y6

Amenities

Parking Spaces	10
Parking	RV Access/Parking, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Walk-In Closet(s), Wet Bar, Bar, Beamed Ceilings, Central Vacuum, Dry Bar, Double Vanity, High Ceilings, Wood Windows,
-------------------	--

	Jetted Tub, No Smoking Home, Natural Woodwork, Pantry, Recessed Lighting, Separate Entrance, Wired for Data
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Built-In Oven, Electric Cooktop, Electric Range, Electric Water Heater, Garburator, Microwave
Heating	In Floor, Forced Air, Natural Gas, Boiler, Central, Fireplace(s), Wood Stove, Wood
Cooling	Window Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas Log, Wood Burning Stove
Has Basement	Yes
Basement	Crawl Space, Finished, Full, Exterior Entry

Exterior

Exterior Features	Fire Pit, Private Yard, Private Entrance, RV Hookup, Storage
Lot Description	Back Yard, Front Yard, Creek/River/Stream/Pond, Farm, Lawn, Landscaped, Meadow, No Neighbours Behind, Native Plants, Pasture, Private, Treed, Views, Wetlands
Roof	Cedar Shake
Construction	Wood Frame, Cedar, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	May 31st, 2025
Days on Market	134
Zoning	AG1

Listing Details

Listing Office	Easy List Realty
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.