

\$1,200,000 - 252047 Township Road 252, Rural Wheatland County

MLS® #A2261985

\$1,200,000

4 Bedroom, 3.00 Bathroom, 1,837 sqft
Residential on 2.99 Acres

NONE, Rural Wheatland County, Alberta

Welcome to this custom-built, 3500 sq ft developed area, walk-out bungalow perched on a scenic hilltop in Wheatland County, just 10 km north of Strathmore and only 25 minutes from Calgary International Airport. Set on 3 private, beautifully treed acres surrounded by agricultural fields and boasting unobstructed west-facing views of the Rocky Mountains, this property combines luxury living with peace and privacy. A tree-lined driveway lit with stately fixtures guides you to the home, which has been newly updated with modern paint, lighting, flooring, appliances, and decking, offering a fresh and stylish feel throughout. Designed for easy country living, the property is virtually maintenance free and finished with durable stucco and asphalt shingles. The 47' x 31' shop is fully insulated and heated, finished with a metal exterior and metal roof, making it ideal for storage, business, or hobby use in any season. Inside, the main floor showcases a large kitchen with peninsula seating, walk-in pantry, and a cozy breakfast nook with garden doors opening to the west-facing deck with glass railings—perfect for evening sunsets. The dining area and main living room are filled with natural light from oversized windows, and anchored by a gas fireplace, creating a warm and welcoming atmosphere. The master suite includes two walk-in closets, a spa-inspired 4-piece ensuite with a standalone soaker tub



and separate shower, and garden doors to the east, perfect for enjoying peaceful morning sun. A den, main floor laundry, and central air conditioning add comfort and practicality. The walk-out basement, complete with in-floor heating, features a large family room with a built-in entertainment area, three bedrooms, big windows, and access to an enclosed patio—a cozy, protected space to enjoy your surroundings year-round. Additional highlights: oversized attached garage with in-floor heat, built-in cabinetry, sink, and hot/cold water, as well as 3 frost-free hydrants located throughout the property. Surrounded by mature trees, wide-open fields, and breathtaking west-facing views. Just a short drive to amenities in Strathmore, and a quick commute to Calgary and YYC. This home offers the ideal combination of luxury, low-maintenance design, and unmatched rural charm. The land offers many possibilities too for future uses as the house and shop were developed on the east side of the property. Whether you're seeking a private family acreage or a turnkey retreat with space to work and play, this property delivers. A rare opportunity to own a thoughtfully designed, move-in-ready acreage in one of Wheatland County's most desirable locations. Call your AWESOME Realtor today to book a viewing!

Built in 1997

Essential Information

MLS® #	A2261985
Price	\$1,200,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,837

Acres	2.99
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

Community Information

Address	252047 Township Road 252
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0W5

Amenities

Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Low Maintenance Landscape, Private, Treed, Rolling Slope, Secluded, Yard Lights
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025
Days on Market 8
Zoning CR

Listing Details

Listing Office CIR Realty

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