

# \$1,290,000 - 255046 Tsp Rd250 Road, Rural Wheatland County

MLS® #A2166876

**\$1,290,000**

6 Bedroom, 6.00 Bathroom, 6,202 sqft  
Residential on 1.63 Acres

NONE, Rural Wheatland County, Alberta

A rare opportunity to own this Luxurious Custom Built Estate Home minutes from Calgary and Strathmore. With over 6000 sq ft of old world charm and modern conveniences in a warm family home. Tastefully decorated with beautifully detailing thru out the home. Highlights include a elegant foyer as your enter with Venetian plastered wall to stunning open riser staircase. Be awed with the soaring ceiling and open and functional floor plan. Entertain in your gourmet kitchen with top of line appliances and Marble counters with an abundance of cabinet space on Terracotta Tile floors thru out the main floor. Two storey high ceilings in great room with a grand fireplace .Enjoy large dinner parties in the formal dining room. The master retreat is located on the main floor is a sanctuary for two with a luxurious 5 piece Ensuite . Enjoy the covered balcony that connects kitchen- great room -master suite to rock garden. The upper floor features a balcony off the entertainment area with three bedrooms and Craft room. The oversized Triple Attached garage is a car collector dream . 43'x31' with a work shop area all with in floor heating is off the main laundry room/mud room. Basement is undeveloped with full mechanical room twin boilers, rapid recovery hot water tanks Air conditioning coils have been installed in furnaces for future use, and basement has in floor heat. All this and it come with a full legal



suite with 1873 sq ft of home designed for Family or friends or maybe make a bed and breakfast. Suite has 3 bedrooms 2 1/2 Bathrooms family room with fireplace kitchen and office, separate entrance. There are two wells and septic system to supply water to both homes. No problem with RV parking on this ever changing acreage it has a detached 24x20 garage and a repurposed home on original site is being used for storage and chicken coupe. Lots of mature trees and fruit trees and vegetable garden on this fully fenced property. This property has to be seen to be fully appreciated.

Built in 2013

### **Essential Information**

MLS® #	A2166876
Price	\$1,290,000
Bedrooms	6
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	6,202
Acres	1.63
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 2 Storey
Status	Active

### **Community Information**

Address	255046 Tsp Rd250 Road
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0K6

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached, Quad or More Attached, RV Access/Parking, Workshop in Garage
# of Garages	6

## Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Convection Oven, Dishwasher, Electric Cooktop, Electric Stove, Induction Cooktop, Refrigerator, Warming Drawer
Heating	Boiler, In Floor, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Family Room, Gas, Glass Doors, Great Room, Insert, Master Bedroom, Sun Room
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Garden, Gas Grill, Private Entrance
Lot Description	Fruit Trees/Shrub(s), Lawn, Many Trees, Treed, Views
Roof	Metal
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 18th, 2024
Days on Market	323
Zoning	C-R

## Listing Details

Listing Office	RE/MAX Realty Horizon
----------------	-----------------------

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.