

\$975,000 - 261017 Range Rd 244, Rural Wheatland County

MLS® #A2249413

\$975,000

5 Bedroom, 4.00 Bathroom, 1,807 sqft
Residential on 1.80 Acres

NONE, Rural Wheatland County, Alberta

Welcome to this stunning acreage, a true private oasis conveniently just over 30 mins from East Calgary and offering nearly 3000 sqft of developed living space! Tucked away on 261017 Range Road 244 in Rural Wheatland County, this property is surrounded by mature trees, creating a serene and secluded atmosphere. This unique 1.5-story reverse walkout home offers a spacious and functional living space for the whole family. The main level is the heart of the home, featuring a spectacular double-sided stone fireplace that beautifully divides the living and dining rooms. The large kitchen is a chef's dream, with granite countertops, a gas range, tons of cabinetry, and ample counter space. A versatile bedroom is also found on this floor currently being used as a home office. On the walkout basement level, you'll find the primary bedroom with 4pc ensuite bathroom, two additional bedrooms and with one currently converted into a convenient mudroom, full bathroom and laundry room. The top floor offers a private fourth bedroom, additional 3pc bathroom, a bonus living room, and a flexible space currently used as a playroom. Step outside and discover a paradise for all ages. The exterior has been updated with durable Hardie board siding, trim, railings and decking on the wrap-around deck (2019). The property also features a highly efficient boiler heating system (2019), 35-year hurricane proof



shingles on the garage (2009) and most of the windows are Argon Triple-Glazed. The expansive yard is a playground with a zipline, slide, and playhouse. The oversized 35ft x 24' 1'ft double detached garage provides plenty of space for vehicles and a dedicated workshop area. With excellent household water and access to irrigation water (to be requested from the county), this property truly has it all. This is more than a home; it's a cherished retreat waiting for you.

Built in 2005

Essential Information

MLS® #	A2249413
Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,807
Acres	1.80
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	261017 Range Rd 244
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0L1

Amenities

Utilities	Electricity Paid For, Heating Paid For, Natural Gas Paid, Water Paid For
Parking Spaces	4

Parking	Double Garage Detached, Garage Door Opener, Oversized, Additional Parking, Gravel Driveway
---------	--

# of Garages	2
--------------	---

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Vaulted Ceiling(s)
-------------------	--

Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Gas Stove
------------	---

Heating	Boiler
---------	--------

Cooling	Central Air
---------	-------------

Fireplace	Yes
-----------	-----

# of Fireplaces	1
-----------------	---

Fireplaces	Dining Room, Double Sided, Family Room, Glass Doors, Stone, Wood Burning
------------	--

Has Basement	Yes
--------------	-----

Basement	Finished, Full, Walk-Out
----------	--------------------------

Exterior

Exterior Features	Garden, Private Yard, Storage, Private Entrance
-------------------	---

Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Many Trees, Private, Rectangular Lot, Treed
-----------------	--

Roof	Asphalt Shingle
------	-----------------

Construction	Cement Fiber Board, Stone
--------------	---------------------------

Foundation	Poured Concrete
------------	-----------------

Additional Information

Date Listed	August 18th, 2025
-------------	-------------------

Days on Market	56
----------------	----

Zoning	CR
--------	----

Listing Details

Listing Office	eXp 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.