

253019 Range Road 241
Rural Wheatland County, Alberta

MLS # A2267897



\$1,500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,813 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	RV Access/Parking		
Lot Size:	148.53 Acres		
Lot Feat:	Back Yard, Cleared		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Holding Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	24-25-24-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	1
Foundation:	ICF Block	Utilities:	Cable Not, Natural Gas Paid, Electricity Connected, E
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Soaking Tub		
Inclusions:	irrigation equipment. central air conditioner. Deck materials.		

Dreaming of a Ranch in the prairies! Just beyond the city limits and under an hour from Calgary, this 148.5-acre ranch in Wheatland County offers a rare opportunity to secure a true prairie lifestyle with modern comfort and income potential. Perfectly positioned near Rockyford and only 15 minutes to Strathmore, this land is fenced and cross-fenced, currently supporting hay and pasture operations, and includes irrigation rights with the Western Irrigation District. Rolling hills, a coulee with a winding creek, and sweeping open-sky views create an inspiring backdrop for ranch life. Kids go to Wheatland Crossing, K-12 a Agricultural inspired school. A waterline has been installed for future hydrants or outbuildings, a 120' x 240' outdoor riding arena is ready for equestrian pursuits, and an annual gas lease pays \$2,400—making this property as practical as it is picturesque. Perched overlooking the landscape, the home blends rural ranch warmth with modern upgrades. Originally built in 2006 and moved to the property in 2019, it was set on a brand-new 10' ICF walkout foundation with in-floor heating, and all mechanical systems—including well, septic, and utilities—were new at that time. Offering over 4,100 sq ft of living space with about 3,000 sq ft developed, this is a spacious, bright, and inviting home designed for both everyday life and gathering. 4 bedrooms and 2.5 bathrooms. A large covered deck frames the peaceful coulee views, while massive windows fill the interior with natural light and stunning prairie scenery. The kitchen is a showpiece for rural living and entertaining, newly built in 2019 with epoxy countertops, a gas range and pot-filler faucet, soft-close cabinets, upgraded hardware, and a brand-new dishwasher. A generous walk-in pantry easily accommodates bulk storage and a freezer. The

mudroom is tailored for ranch life with barn-wood accents and room for boots, coats, and gear. The primary suite is a true retreat, featuring a walk-in closet, spa-inspired ensuite with dual sinks, freestanding soaker tub, and large shower, plus a private east-facing balcony to greet each sunrise. The walkout lower level is partially finished with two bedrooms, a full bathroom, and has heated floors, offering plenty of space to expand. Water is plentiful with a 4 gpm well supported by a cistern, and the hot water tank is brand-new. Every detail reflects thoughtful planning for a working ranch, future growth, and comfortable living. Whether you're looking to run cattle or horses, grow your hay base, or simply enjoy expansive prairie living with easy access to amenities, this property delivers an exceptional opportunity to build your legacy in Alberta ranch country.