

\$1,150,000 - 255075 Township Road 215a, Rural Wheatland

MLS® #A1202582

\$1,150,000

4 Bedroom, 3 Bathroom, 1,869 sqft
Residential on 17.00 Acres

NONE, Rural Wheatland County, Alberta

This spectacular property offers a rare chance to sit on a piece of paradise. It is situated on 16+ acres and is located just minutes from both Carseland-Wyndham & Johnson Island Provincial Parks. The views will blow your socks off and continue to do so for years. They will never get old. Mountain views, spectacular river views, and the most amazing valley views you will see. Calling home is like living in a postcard. Close to nature, fish, canoe, or explore the trails along the Bow River. World-class Bow River fishing is literally steps from your home. Sit on your 10' x 51' deck while enjoying all that this offers! This home offers a fully developed walk-out basement, a total of four bedrooms, a modern kitchen with granite counters, a gas stove & stainless steel appliances. A spacious living room and dining area plus a beautiful sunroom drenched in natural light and situated to take in the views. The private master bedroom has its own walk-in closet and ensuite. In-floor heat in the basement and the two fireplaces will always keep this home warm and cozy. There is also a separate very cool cabin for friends or the kids to stay in. This property is worth the visit just for the views. Still close commute to Calgary and also Carseland and Strathmore.

Built in 1998

Essential Information

MLS® #

A1202582



Price	\$1,150,000
Bedrooms	4
Bathrooms	3
Full Baths	3
Square Footage	1,869
Lot SQFT	728,759
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 1 and Half Storey
Status	Active

Community Information

Address	255075 Township Road 215a
Subdivision	NONE
City	Rural Wheatland County
Province	Alberta
Postal Code	T0J 0M0

Amenities

Parking Spaces	5
Parking	None
Is Waterfront	Yes
Waterfront	See Remarks

Interior

Goods Included	High Ceilings
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Basement Development	Finished, Walk-Out
Basement Type	Finished, Walk-Out
Flooring	Carpet, Laminate, Tile

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Environmental Reserve, Lawn, Garden, No Neighbours Behind, Landscaped, Private, Rolling Slope, Sloped, Sloped Down, Steep Slope, Treed, Views, Waterfront, Wooded
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete
Front Exposure	N
Frontage Metres	89.00M 292`0"
Site Influence	Environmental Reserve, Lawn, Garden, No Neighbours Behind, Landscaped, Private, Rolling Slope, Sloped, Sloped Down, Steep Slope, Treed, Views, Waterfront, Wooded

Additional Information

Zoning 1

Room Dimensions

Dining Room	12`0 x 8`2
Kitchen	12`6 x 13`0
Living Room	23`9 x 19`4
Master Bedroom	12`8 x 12`2
Bedroom 2	9`0 x 9`2
Bedroom 3	9`0 x 9`9
Bedroom 4	10`11 x 17`8

Listing Details

Listing Office RE/MAX FIRST

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Listing information last updated on June 30th, 2022 at 1:30pm MDT