

# \$925,000 - 261017 Range Rd 244, Rural Wheatland County

---

MLS® #A2249413

**\$925,000**

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          | \$925,000                                 |
| 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 | Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer, Window Coverings |
|------------|-----------------------------------------------------------------------------------------------------------|

|         |        |
|---------|--------|
| Heating | Boiler |
|---------|--------|

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

|           |     |
|-----------|-----|
| Fireplace | Yes |
|-----------|-----|

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

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

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

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

### Exterior

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

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

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

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

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

### Additional Information

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

|                |    |
|----------------|----|
| Days on Market | 70 |
|----------------|----|

|        |    |
|--------|----|
| 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.