

# **\$850,000 - 253047 Range Road 253 Range Nw, Rural Wheatland County**

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MLS® #A2260590

**\$850,000**

4 Bedroom, 2.00 Bathroom, 1,757 sqft  
Residential on 3.16 Acres

NONE, Rural Wheatland County, Alberta

**\*\*This Acreage has Plenty to offer.\*\* Highway 564 W - direct route to Calgary Airport\*\*.**  
Privacy Fence and the home was moved from Calgary onto new foundation built by Heritage Concrete in 2019. Home has all new windows and original hard wood flooring, new siding. Newer Gas Stove in Kitchen. Secondary building with Heated Garage is a separate building with a illegal suited living quarters built on Slab in 2019 and a fenced private yard. **HEATED GARAGE:** (17 '1" x 30'11") 553 sq ft. **ILLEGAL SUITE:** 683 sq ft. There is a Privacy fencing with many gates on the North East and West side of property. The whole acreage can't be seen from main road as it gently sloped to give natural shelter from the wind. Nicely Treed and has a sound Berm on West/North end of property. Room for animals to be pastured. Services for Sewer, water and Electric beside main dwelling potential for large Garage or even a Shouse or Shop. Yard is gravelled and nicely designed for circle driveway ample parking and accessibility. Water Well produces 12 GPM. New Basement Foundation on Main House has 12 ft ceilings and roughed in plumbing for a kitchen and bathrooms. Basement is a blank slate for you to develop another private Living quarters. Raised Bungalow and high ceiling with lots of windows doesn't feel like a basement - feels warm and cozy. Services for another building beside main house all in



place. Two = Septic tanks perfect for multiple families. MAIN HOUSE with basement: 2145 sq ft of living space. Back of home private access to main floor and basement. Located just off pavement RR 253 and 30+ mins to Airport and Calgary. Nearest town Strathmore. 10x12 Greenhouse, 10 x 10 Gazebo, black shed 7.5x6, Shed 10.5 x 8. Virtual Tours x two on this listing, check out the 360 views and there is a button to de-furnish the rooms, garage and basement. What would you do with this property?

Built in 1959

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2260590                         |
| Price          | \$850,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 2.00                             |
| Full Baths     | 2                                |
| Square Footage | 1,757                            |
| Acres          | 3.16                             |
| Year Built     | 1959                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 253047 Range Road 253 Range Nw |
| Subdivision | NONE                           |
| City        | Rural Wheatland County         |
| County      | Wheatland County               |
| Province    | Alberta                        |
| Postal Code | T1P 0W1                        |

### Amenities

|                |                                              |
|----------------|----------------------------------------------|
| Utilities      | Electricity Connected, Natural Gas Connected |
| Parking Spaces | 6                                            |

|              |                                                                                                                                                       |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
| Parking      | Oversized, Single Garage Attached, Additional Parking, Block Driveway, Driveway, Gated, Gravel Driveway, Heated Garage, Insulated, Multiple Driveways |
| # of Garages | 1                                                                                                                                                     |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Pantry, Vinyl Windows, Separate Entrance                                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, ENERGY STAR Qualified Refrigerator, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                           |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full                                                                                                              |

## Exterior

|                   |                                                                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Fire Pit, Rain Gutters                                                                                                     |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape, Few Trees, Gazebo, Gentle Sloping, Native Plants, Secluded, Sloped Down, Yard Drainage |
| Roof              | Asphalt                                                                                                                                                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                                                                         |
| Foundation        | Poured Concrete, Slab                                                                                                                                      |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 29                |
| Zoning         | CR                |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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