

# \$1,149,000 - 255075 Township Road 215a, Rural Wheatland County

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MLS® #A2118922

**\$1,149,000**

3 Bedroom, 3.00 Bathroom, 1,874 sqft  
Residential on 16.73 Acres

NONE, Rural Wheatland County, Alberta

Don't miss the CHANCE OF A LIFETIME to own this stunning 16+ ACRE PROPERTY near Carseland that is truly the stuff that dreams are made of! Perched high above the BOW RIVER VALLEY you'll enjoy SWEEPING PANORAMIC VIEWS of the RIVER VALLEY, WYNDHAM-CARSELAND & JOHNSON ISLAND PROVINCIAL PARKS as well as The ROCKY MOUNTAINS from every level of this custom built home. Ideally located to allow for BOTH SUNRISE AND SUNSETS VIEWS that will take your breath away every day. MATURE TREES AND RAISED GARDEN BEDS surround the 1744 sq ft home and there's plenty of room left for parking or to possibly ADD A GARAGE OR SHOP. There is even a CHICKEN COOP if you want to embrace your inner farmer. Inside you'll be wowed by the SOARING VAULTED CEILINGS and WALL OF WINDOWS showcasing your spectacular views. A STONE FACED GAS FIREPLACE provides both warmth and ambience. The living room is open to the spacious and well planned kitchen featuring GRANITE COUNTERS and STAINLESS STEEL APPLIANCES including a GAS STOVE. The spacious floor plan of this home accommodates LARGE SCALE ENTERTAINING yet has WARM AND INTIMATE AREAS FOR EVERYDAY FAMILY LIFE. 2 good sized bedrooms on this level are perfect as kids rooms or for guests. And you



can't help but feel inspired as you work, study or create from home in the incredible CORNER OFFICE with a view, a 2nd gas fireplace and French doors. Imagine being able to step out onto the 10x51 deck to enjoy your coffee break along with the splendour of your surroundings. On the top floor you'll find a PRIVATE AND LUXURIOUS OWNER'S RETREAT that encompasses the entire level. It's flooded with natural light and includes a 3 pc ensuite as well as a huge walk in closet/dressing room. The WALK OUT BASEMENT is bright, sunny and open with a great sized recreation area as well as a large office that could easily be turned into a bedroom by adding a closet. A huge full bath and ample storage complete this level. Step outside to find the COZY AND WELCOMING STAMPED CONCRETE COVERED PATIO that is protected from the elements on 3 sides extending your patio season and perfectly framing your RIVER VALLEY VIEW. This is the perfect place to relax and unwind with family and friends over a morning coffee or evening glass of wine. A COZY GAZEBO AREA WITH NATURAL GAS FIRE-PIT provides yet another oasis in the INCREDIBLE OUTDOOR LIVING this home provides. Down a small slope is the ultimate surprise - a COZY AND RUSTIC 1 BEDROOM CABIN with an adorable front porch, KNOTTY PINE SHIPLAP interior, a KITCHENETTE, small bathroom and COZY ELECTRIC FIREPLACE. Your kids, grandkids and guests alike will fall in love with this SECLUDED LITTLE HIDE OUT. As you spend your days in the SERENE AND TRANQUIL surroundings where you can fish, canoe, explore the trails on foot or by ATV not to mention come face to face with local wildlife it will be hard to believe you are still an easy commute to Calgary, Carseland and Strathmore. It really is a rare opportunity to have the BEST OF BOTH WORLDS.

Built in 1998

### Essential Information

MLS® #	A2118922
Price	\$1,149,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,874
Acres	16.73
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
County	Wheatland County
Province	Alberta
Postal Code	T0J 0M0

### Amenities

Parking	None
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### Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Den, Gas, Living Room
Has Basement	Yes
Basement	Finished, See Remarks, Walk-Out

## Exterior

Exterior Features	Garden, Private Yard, Rain Gutters
Lot Description	Brush, Back Yard, Fruit Trees/Shrub(s), Front Yard, Garden, Gazebo, No Neighbours Behind, Native Plants, Rolling Slope, Secluded, Views
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	April 2nd, 2024
Days on Market	346
Zoning	AG

## Listing Details

Listing Office	RE/MAX Key
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