

# \$799,900 - 234003 Range Road 260, Rural Wheatland County

MLS® #A2205109

**\$799,900**

4 Bedroom, 4.00 Bathroom, 2,118 sqft  
Residential on 3.00 Acres

NONE, Rural Wheatland County, Alberta

Escape from the city and live the peaceful life in the country. No nearby neighbors, but conveniently located right on paved Glenmore Trail just 10 minutes east of Langdon (light traffic on Glenmore at this point), and 10 minutes from Strathmore. Gorgeous MOUNTAIN VIEW from your living room window (and your primary bedroom window as well). Enjoy the mountain view from the front deck, or retreat out back to your private and secluded back yard with a hot tub and pergola.

Your large bungalow has three bedrooms and 3 bathrooms upstairs, and a recently renovated basement with 9'™ ceilings and rough-in for heated floors. Downstairs is an extra bedroom and 3 piece bathroom, and a large laundry room. There is a huge and spacious games room with new wet bar "lots™ of room for a pool table and basement theatre retreat at the same time.

Attached to your very well maintained home is a huge 28'™ x 29'™ double garage with heated floors and 8'™ high overhead doors. Attached to this garage is bright and spacious studio, for working out or doing crafts (or whatever else you can think of!). This beautiful home has everything you need, and it's priced to sell "don't miss out!

Built in 2007

## Essential Information



MLS® #	A2205109
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,118
Acres	3.00
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### **Community Information**

Address	234003 Range Road 260
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0Y1

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Oversized
# of Garages	2

### **Interior**

Interior Features	Bar, High Ceilings, No Smoking Home, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Storage
Lot Description	Lawn, Level, No Neighbours Behind, Private, Treed, Views

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	ICF Block

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	CR

### **Listing Details**

Listing Office	Century 21 Masters
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