

\$2,550,000 - Nw Corner Of The Intersection Of 817 And Hwy 901, Rural Wheatland County

MLS® #A2233590

\$2,550,000

3 Bedroom, 2.00 Bathroom, 3,080 sqft
Residential on 3.00 Acres

NONE, Rural Wheatland County, Alberta

Dream Home Awaits: Custom 3000sqft House with Endless Possibilities!

Discover your dream home in this magnificent 3000 sqft custom-built house completed in 2017. With 3 spacious bedrooms and 2 luxurious baths, this home is designed for both comfort and functionality. Enjoy cooking in a chef's kitchen featuring a premium Bertazzoni appliance package, and unwind in the expansive living room adorned with custom solid wood beams and a cozy wood-burning fireplace. The home boasts energy-efficient features such as spray foam insulation, triple-pane windows, two high-efficiency furnaces, and a tankless water heater, ensuring year-round comfort while keeping utility costs low. The freshly painted interior showcases exquisite built-in millwork throughout and beautiful imported white-accented oak engineered flooring—no carpet in sight! Step outside to find an entertainer's paradise with 1000 sqft of engineered decks, a 4-year-old hot tub, and beautifully landscaped garden areas. Ideal for animal lovers, this property includes a large chicken coop and goat area, complete with power and heat—the animals can stay with the home! In addition to the attached 2-car garage, for hobbyists and those in need of extra storage, this property features an 800 sqft detached garage, fully finished with insulation and heat, a 3200 sqft Quonset



building with full concrete, insulation, heat, and power, and a magnificent 6000 sqft timber frame shopâ€”perfect for any project or passion. With a spacious undeveloped basement and a huge bonus room ready for your personal touch, this home truly offers endless possibilities. Nestled on a picturesque lot with gravel laneways throughout, your private sanctuary awaits! The property is beautifully landscaped with garden areas and a built-in garden space, offering a serene environment to unwind and connect with nature. Gravel laneways add charm and functionality, making it easy to navigate the expansive grounds. Conveniently located, this exceptional home offers the perfect blend of privacy and accessibility. Enjoy the tranquility of rural living while being just a short drive away from local amenities and attractions. Donâ€™t miss out on this extraordinary opportunityâ€”schedule your private tour today!

Built in 1957

Essential Information

MLS® #	A2233590
Price	\$2,550,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	3,080
Acres	3.00
Year Built	1957
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, 4 Level Split
Status	Active

Community Information

Address	Nw Corner Of The Intersection Of 817 And Hwy 901
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Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 1J6

Amenities

Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Beamed Ceilings, Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, See Remarks, Washer, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Other, Storage, Dog Run
Lot Description	Landscaped, Private, See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 23rd, 2025
Days on Market	6
Zoning	CR

Listing Details

Listing Office	CIR Realty
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