

# **\$1,295,000 - 240044a Township Road 244, Rural Wheatland County**

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MLS® #A2221698

**\$1,295,000**

4 Bedroom, 3.00 Bathroom, 2,258 sqft  
Residential on 35.62 Acres

NONE, Rural Wheatland County, Alberta

Spectacular 35 Acre Lakefront Property in the Heart of Wheatland County.

A once-in-a-lifetime opportunity to own one of the most extraordinary and unique properties to ever hit the market. Located just 10 minutes east of Strathmore, this breathtaking 35.62 acre oasis offers the perfect balance of peaceful lakefront living and easy access to everyday amenities.

At the heart of the property lies a spring-fed, swimmable lake complete with a private sandy beach—your own slice of paradise perfect for kayaking, sea-dooing, paddleboarding or simply soaking in the view. The fully renovated two-story home boasts 2,258 sq ft of thoughtfully designed living space, featuring 4 bedrooms, 3 full bathrooms, and an abundance of charm and character.

This property has been extensively updated and includes new furnaces, hot water tank, water pump, shingles, roof, and a recently installed air conditioning.

Step inside to an inviting and functional mudroom featuring classic wainscoting, a stylish barn door, and a conveniently located laundry area. The open concept main floor is designed to impress, with floor-to-ceiling windows offering panoramic lake views, an exposed custom wood beam, and a cozy river rock wood-burning fireplace. The show-stopping kitchen features quartz countertops, a farmhouse sink, a full-size



fridge and freezer combo, timeless white cabinetry, pantry with butcher block shelves, and an oversized islandâ€”ideal for entertaining. Also on the main floor: a spacious dining area, living room with built-in bar, full bath, and a generous office or guest bedroom. Upstairs, an oversized staircase leads to a vaulted family room perfect for family movie nights, a large master bedroom with ensuite, two additional bedrooms, and another full bathroom. Downstairs is a massive 5 ft high crawl space, great for storage. Step outside and enjoy peaceful morning sunrises from your spacious 1,300 sq ft wraparound porch. Classic country charm radiates from the dormer windows and pillars, adding to the homeâ€™s welcoming curb appeal. The property continues to impress with an adorable 10â€™x20â€™ guest cabin, complete with power - perfect for hosting and visitors. Spend summer evenings gathered around the stone firepit or take in the views from the expansive lake deck, crafted from low-maintenance composite. When winter settles in, experience star-filled skies from the warmth of your hot tub nestled beneath a pergola. The 30â€™x50â€™ Quonset with power and a large overhead door offers ample storage for equipment and toys. Horse lovers will appreciate the fence setup with gates, ready for your equine companions. This is more than just a homeâ€”it's a lifestyle. Rarely does a property like this come to market. Book your showing today!

Built in 2000

**Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | A2221698    |
| Price    | \$1,295,000 |
| Bedrooms | 4           |

|                |                                  |
|----------------|----------------------------------|
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,258                            |
| Acres          | 35.62                            |
| Year Built     | 2000                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 240044a Township Road 244 |
| Subdivision | NONE                      |
| City        | Rural Wheatland County    |
| County      | Wheatland County          |
| Province    | Alberta                   |
| Postal Code | T1P 0M9                   |

### Amenities

|         |             |
|---------|-------------|
| Parking | Parking Pad |
|---------|-------------|

### Interior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Bar, Beamed Ceilings                 |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer, Bar Fridge, Freezer, Induction Cooktop |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                                                                        |
| Cooling           | Central Air                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                            |
| Fireplaces        | Living Room, Mantle, Wood Burning, Gas Starter, Stone                                                                                        |
| Has Basement      | Yes                                                                                                                                          |
| Basement          | Crawl Space, See Remarks                                                                                                                     |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard, Storage                           |
| Lot Description   | Landscaped, Lawn, Pasture, Private, Beach, Lake, Secluded |
| Roof              | Asphalt Shingle                                           |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 136            |
| Zoning         | AG             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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