

\$2,500,000 - 235038 Range Road 253, Rural Wheatland County

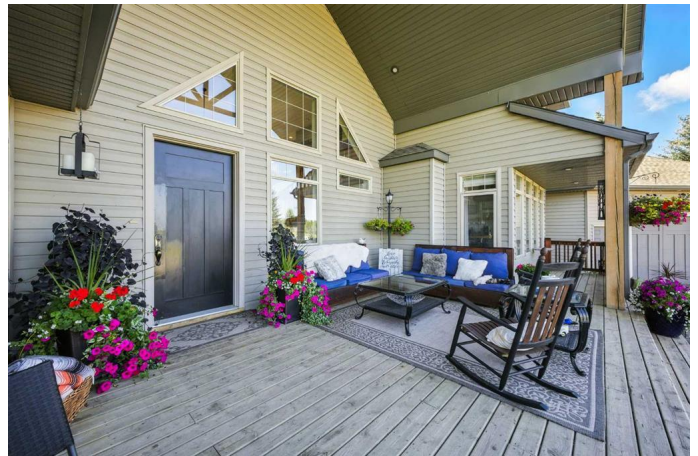
MLS® #A2254143

\$2,500,000

6 Bedroom, 4.00 Bathroom, 2,422 sqft
Residential on 28.86 Acres

NONE, Rural Wheatland County, Alberta

~ Don't miss the opportunity to own such a rare gem as this! ~ This exceptional 28+ acre estate just 7 km from Strathmore and under 45 minutes from Calgary offers luxury living and income potential. With a fully developed 3,700+ sq ft estate home and an established wedding venue, the opportunities are unmatched. The beautifully designed home features wraparound decks on three sides, a grand living room with a 20-ft wood-burning fireplace and west-facing floor-to-ceiling windows, an open-concept chef's kitchen with an 8-ft island, granite countertops, custom cabinetry, huge walk-through pantry, and a spacious mudroom connecting to an oversized attached garage. The main floor also includes a laundry room, 2-piece bath, and a luxurious primary suite with a walk-through closet, custom built-ins, 4-piece ensuite with in-floor heat, and built-in tub overlooking the Rocky Mountains. Not to mention the private access to the hot tub and south deck, along with an adjoining nursery/den. Upstairs features two bedrooms with a Jack & Jill 6-piece bath, a den with views of Eagle Lake, and a cozy library nook. The lower level offers three more bedrooms (one with custom bunk and Murphy beds), a 5-piece bath with steam shower, large rec room, and in-floor heating throughout. The exterior is finished with Hardie Board siding, and the professionally landscaped grounds include a pond with waterfall and island, rock



pathways, mature trees, underground sprinklers, a detached double garage, small horse corral and shelter, and secure electric gate access. The property also includes a 40'x99' commercial event tent with concrete floor, bar, and prep area, seating for 150, a wedding ceremony space with antique doors and custom benches, and a camping area with fire pits—making it a turnkey wedding venue with negotiable equipment and supplies. This property is truly one you cannot pass up—connect with your AWESOME REALTOR® & book a showing today!

Built in 2002

Essential Information

MLS® #	A2254143
Price	\$2,500,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,422
Acres	28.86
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	235038 Range Road 253
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 1J6

Amenities

Parking	Double Garage Attached, Double Garage Detached
# of Garages	4
Waterfront	Canal Access, Pond, See Remarks

Interior

Interior Features	Beamed Ceilings, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Bookcases, Natural Woodwork
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Lighting, Private Yard, Storage
Lot Description	Garden, Lawn, Low Maintenance Landscape, Many Trees, Private, Underground Sprinklers, Creek/River/Stream/Pond, Meadow, Seasonal Water
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 15th, 2025
Days on Market	6
Zoning	RB

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.