$1,500,000 - 253019 Range Road 241, Rural Wheatland County

MLS® #A2267897

$1,500,000
4 Bedroom, 3.00 Bathroom, 2,813 sqft
Residential on 148.53 Acres

NONE, Rural Wheatland County, Alberta

Dreaming of a Ranch in the prairies! Just beyond the city limits and under an hour from Calgary, this 148.5-acre ranch in Wheatland County offers a rare opportunity to secure a true prairie lifestyle with modern comfort and income potential. Perfectly positioned near Rockyford and only 15 minutes to Strathmore, this land is fenced and cross-fenced, currently supporting hay and pasture operations, and includes irrigation rights with the Western Irrigation District. Rolling hills, a coulee with a winding creek, and sweeping open-sky views create an inspiring backdrop for ranch life. Kids go to Wheatland Crossing, K-12 a Agricultural inspired school. A waterline has been installed for future hydrants or outbuildings, a 120â€™ x 240â€™ outdoor riding arena is ready for equestrian pursuits, and an annual gas lease pays $2,400â€”making this property as practical as it is picturesque. Perched overlooking the landscape, the home blends rural ranch warmth with modern upgrades. Originally built in 2006 and moved to the property in 2019, it was set on a brand-new 10â€™ ICF walkout foundation with in-floor heating, and all mechanical systemsâ€”including well, septic, and utilitiesâ€”were new at that time. Offering over 4,100 sq ft of living space with about 3,000 sq ft developed, this is a spacious, bright, and inviting home designed for both everyday life and gathering. 4 bedrooms and

2.5 bathrooms. A large covered deck frames the peaceful coulee views, while massive windows fill the interior with natural light and stunning prairie scenery. The kitchen is a showpiece for rural living and entertaining, newly built in 2019 with epoxy countertops, a gas range and pot-filler faucet, soft-close cabinets, upgraded hardware, and a brand-new dishwasher. A generous walk-in pantry easily accommodates bulk storage and a freezer. The mudroom is tailored for ranch life with barn-wood accents and room for boots, coats, and gear. The primary suite is a true retreat, featuring a walk-in closet, spa-inspired ensuite with dual sinks, freestanding soaker tub, and large shower, plus a private east-facing balcony to greet each sunrise. The walkout lower level is partially finished with two bedrooms, a full bathroom, and has heated floors, offering plenty of space to expand. Water is plentiful with a 4 gpm well supported by a cistern, and the hot water tank is brand-new. Every detail reflects thoughtful planning for a working ranch, future growth, and comfortable living. Whether youâ€™re looking to run cattle or horses, grow your hay base, or simply enjoy expansive prairie living with easy access to amenities, this property delivers an exceptional opportunity to build your legacy in Alberta ranch country.

Built in 2006

Essential Information

MLS® #	A2267897
Price	$1,500,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,813

Acres	148.53
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey, Acreage with Residence
Status	Active

Community Information

Address	253019 Range Road 241
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 0K9

Amenities

Utilities	Electricity Connected, Natural Gas Connected, Sewer Connected, Water Connected, Cable Not Available, Electricity Paid For, Natural Gas Paid, Satellite Internet Available
Parking	RV Access/Parking
Waterfront	Creek

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Double Vanity, French Door, Granite Counters, High Ceilings, Low Flow Plumbing Fixtures, No Smoking Home, Pantry, Soaking Tub
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden
Lot Description	Back Yard, Cleared
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	ICF Block

Additional Information

Date Listed	October 30th, 2025
Days on Market	8
Zoning	1

Listing Details

Listing Office	RE/MAX Key

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