

# \$1,499,999 - 230026 Range Road 255, Rural Wheatland County

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MLS® #A2190063

**\$1,499,999**

8 Bedroom, 7.00 Bathroom, 5,465 sqft  
Residential on 12.04 Acres

NONE, Rural Wheatland County, Alberta

\*\*\*Unmatched Value â€“ Two Homes on 12+ Acres for Far Less Than Replacement Cost! Opportunities like this donâ€™t come along often. This remarkable estate offers an extraordinary combination of land, luxury, and lifestyle at a price thatâ€™s impossible to replicate today. Whether you're looking for a dream homestead, an income-generating retreat, or a multi-generational family haven, this is a savvy investment you wonâ€™t want to miss.\*\*\* Two Incredible Homes on 12 Acres â€“ A Restored Heritage Masterpiece and a Luxurious Guest House! Imagine the possibilities: a serene bed & breakfast, an Airbnb or VRBO retreat, or an equestrian haven â€“ this extraordinary property offers it all! Nestled on 12 private acres, this one-of-a-kind estate combines the timeless charm of a meticulously restored 1915 character home with the modern sophistication of a 2016-built guest house, plus a triple attached garage, barn, and multiple outbuildings. Step into the heritage home and be transported by its distinctive architectural details, including an original stone-faced wood-burning fireplace, antique stained-glass bookshelves, and elegant light fixtures. The main floor boasts a traditional living room, a spacious dining room flowing into an upgraded farm-style kitchen with granite countertops, high-end appliances, and a custom breakfast table. Also on this level: a cozy study/den, a



3-piece bath, a mudroom, and access to the oversized triple garage. The second floor features a serene primary retreat with a wrap-around balcony, two generously sized bedrooms, and a classic 4-piece bathroom. On the charming top floor, two vaulted-ceiling bedrooms await â€“ perfect for kids, offices, or hobbies. Downstairs, the basement transforms into an English-style pub with a full bar, coffee station, polished concrete flooring, a copper soaker tub, and a wine cellar. The 2016-built guest house redefines luxury with 1,500 sq. ft. of contemporary design. The main floor includes a gourmet kitchen, spacious living room, half bath, office/den, and laundry. Upstairs, youâ€™ll find a stunning primary suite with a 4-piece ensuite, two additional bedrooms, and another 4-piece bath. Beyond the homes, the heated triple attached garage offers a fitness area with a swim spa, large shower, and rooftop patio access. The property also includes a barn, workshop, two detached garages (one converted into a music studio), and multiple outdoor spaces, including three decks/porches, a wrap-around balcony, a rooftop patio, a fire pit area with 5 RV plugs, and a wood-fired pizza oven. This remarkable property blends history, functionality, and endless opportunities. Donâ€™t miss the features list, virtual tour, floor plans, and lifestyle video on YouTube â€“ letâ€™s chat today about making it yours!

Built in 1915

## Essential Information

MLS® #	A2190063
Price	\$1,499,999
Bedrooms	8
Bathrooms	7.00
Full Baths	6
Half Baths	1

Square Footage	5,465
Acres	12.04
Year Built	1915
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey, Acreage with Residence
Status	Active

### Community Information

Address	230026 Range Road 255
Subdivision	NONE
City	Rural Wheatland County
County	Wheatland County
Province	Alberta
Postal Code	T1P 1K9

### Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Detached, Heated Garage, Oversized, Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	5

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Boiler, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Lighting, Private Entrance, Private Yard, Rain Gutters, RV Hookup,
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	Storage
Lot Description	Front Yard, Irregular Lot, Lawn, Level, Private, Treed, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	143
Zoning	CR

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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