

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

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,
-------------------	--

	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	159
Zoning	CR

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

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.