

# \$1,395,000 - 240044a Township Road 244, Rural Wheatland County

---

MLS® #A2221698

**\$1,395,000**

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	\$1,395,000
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	Bar, Beamed Ceilings, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Freezer, Induction Cooktop, Microwave, Microwave Hood Fan, Oven, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Mantle, Stone, Wood Burning
Has Basement	Yes
Basement	Crawl Space, See Remarks

### Exterior

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

Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 20th, 2025
Days on Market	33
Zoning	AG

### **Listing Details**

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

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.