

# \$1,399,999 - 2200 Range Road 254, Strathmore

MLS® #A2104825

**\$1,399,999**

7 Bedroom, 5.00 Bathroom, 4,005 sqft

Residential on 3.76 Acres

NONE, Strathmore, Alberta

Immerse yourself in the epitome of dream living with this stunning multi-generational, custom-built 2-storey home! Set on a tranquil 3.76-acre private lot adorned with lush trees, this property seamlessly blends traditional living with an incredible outdoor paradise. Step inside to discover a meticulously crafted 5989 SQ FT residence boasting 7 bedrooms, 5 baths, an office, a den, and multiple inviting living spaces. The heart of the home is the luxurious chef's kitchen, complete with ample counter space, a spacious island with a prep sink, premium white appliances including a gas range, a built-in oven, and a pantry. Adjacent to the kitchen is a cozy family room/eating nook with patio doors opening to the wraparound porch, perfect for hosting gatherings or enjoying quiet moments. The main floor also features a spacious living room/dining area with a focal gas fireplace, an office, and a convenient main floor bedroom with direct access to a 5-piece bathroom. Upstairs the primary retreat showcases beautiful hardwood floors, an updated 6-piece ensuite with a relaxing jetted soaker tub, stand-up shower, bidet, and double vanity, as well as a charming sitting area overlooking the outdoor playground. Completing the upper floor are 3 spacious bedrooms, an updated jack & jill bathroom, a spectacular loft/office with mountain views, and another 4-piece bath. The fully finished walk-up basement offers endless entertainment possibilities, including a sprawling theater space with a wet



bar, a den, a bedroom, a storage room, and a convenient 1-bedroom nanny/mother-in-law suite(illegal) with a second kitchen. Other highlights include a lovely laundry room with a wash basin and 2 dryers, a dramatic main foyer with cathedral ceilings, a quadruple heated attached garage(24'™10'•x 50'™8'•), RV Parking, and an oversized detached shop/garage(25 x 55) perfect for hobbyists. Step outside to discover a spectacular outdoor oasis designed for the entire family's enjoyment, featuring a playground, garden, soccer/football field, expansive firepit, drainage pond, outdoor kitchen with power, horseshoe pit, pergola, zip line, and pasture. This property is a perfect 10/10 and must be seen to truly appreciate its features, prime location, and breathtaking views of unreal sunrises and sunsets! Don't miss the chance to explore our features list, detailed virtual tour/floor plans, RPR, CLEAN Water report, and lifestyle video on YouTube. Welcome to your dream home!

Built in 1994

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2104825                         |
| Price          | \$1,399,999                      |
| Sold Price     | \$1,222,500                      |
| Bedrooms       | 7                                |
| Bathrooms      | 5.00                             |
| Full Baths     | 5                                |
| Square Footage | 4,005                            |
| Acres          | 3.76                             |
| Year Built     | 1994                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Sold                             |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 2200 Range Road 254 |
| Subdivision | NONE                |
| City        | Strathmore          |
| County      | Wheatland County    |
| Province    | Alberta             |
| Postal Code | T1P 1K2             |

### **Amenities**

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Parking Spaces | 8                                                                                         |
| Parking        | Heated Garage, Insulated, Quad or More Attached, Quad or More Detached, RV Access/Parking |
| Waterfront     | Pond                                                                                      |

### **Interior**

|                   |                                                                                                                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bidet, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Bar Fridge, Built-In Oven, Dryer, Garage Control(s), Gas Dryer, Gas Stove, Microwave, Washer, Window Coverings                                                                                                                                                                      |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                             |
| Cooling           | None                                                                                                                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Mantle, Recreation Room, Tile                                                                                                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                 |
| Basement          | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out                                                                                                                                                                                                                            |

### **Exterior**

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Built-in Barbecue, Fire Pit, Garden, Kennel, Lighting, Outdoor Grill, Outdoor Kitchen, Playground, Private Entrance, Private Yard, Rain Gutters, RV Hookup, Storage, Tennis Court(s) |
| Lot Description   | Back Yard, Creek/River/Stream/Pond, Fruit Trees/Shrub(s), Gazebo, Front Yard, Lawn, Garden, Landscaped, Level, Many Trees, Native Plants, Private, Secluded, Treed, Views            |
| Roof              | Asphalt Shingle                                                                                                                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                                                                                                                             |
| Foundation        | Poured Concrete, Wood                                                                                                                                                                |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2024 |
| Date Sold      | May 7th, 2024      |
| Days on Market | 96                 |
| Zoning         | GA                 |
| HOA Fees       | 0.00               |

**Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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