

# \$809,900 - 264048 Township Road 232, Rural Wheatland County

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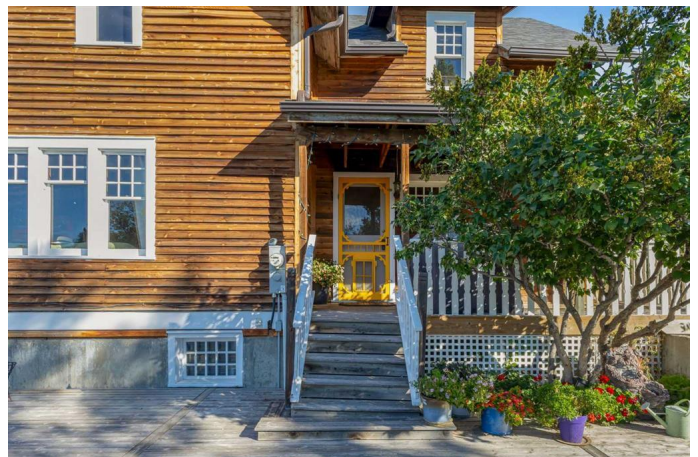
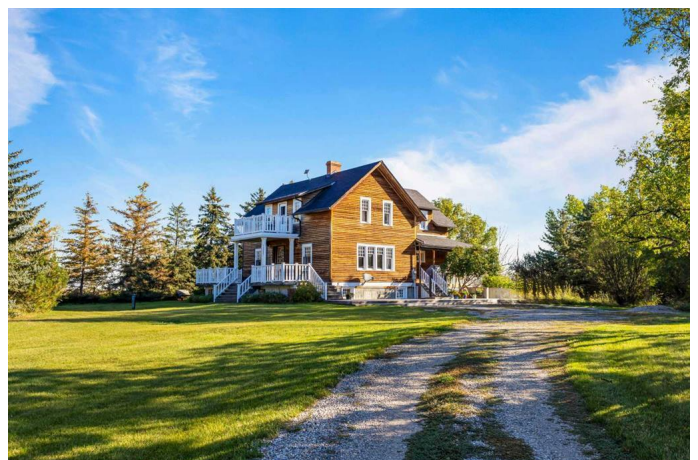
MLS® #A2219322

**\$809,900**

5 Bedroom, 4.00 Bathroom, 2,095 sqft  
Residential on 3.38 Acres

NONE, Rural Wheatland County, Alberta

Step into timeless charm with this stunning 2-storey character home, built in 1912 and set on a picturesque 3.38-acre parcel in Wheatland County. This spacious heritage property offers over 3,000 sq ft of developed living space and is surrounded by mature trees, offering privacy, tranquility, and easy access to Calgary and surrounding areas. The main floor features a welcoming mudroom with access to the laundry room and a 2-piece bath, a bright and spacious kitchen, formal dining room, cozy living room, and a charming study/music room—perfect for a home office or creative space. Original architectural features, including the grand staircase, exposed brick, stunning woodwork, have all been lovingly preserved. Upstairs, you'll find four generously sized bedrooms, including a primary suite with walk-in closet and 2-piece ensuite. A 4-piece bathroom with a classic cast iron clawfoot tub completes the upper level. The fully developed basement includes a walk-up entrance as well as access from inside the home, additional bedroom, office, 3-piece bath, recreation room, utility room, and two large storage areas—ideal for growing families or multigenerational living. This one-of-a-kind property blends heritage charm with functionality and space, offering a rare opportunity to own a piece of local history. Zoned for country living with room to roam, garden, a horse or two, chickens, or simply



enjoy the peace and beauty of rural Alberta.

Built in 1912

### Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2219322                         |
| Price          | \$809,900                        |
| Bedrooms       | 5                                |
| Bathrooms      | 4.00                             |
| Full Baths     | 2                                |
| Half Baths     | 2                                |
| Square Footage | 2,095                            |
| Acres          | 3.38                             |
| Year Built     | 1912                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 264048 Township Road 232 |
| Subdivision | NONE                     |
| City        | Rural Wheatland County   |
| County      | Wheatland County         |
| Province    | Alberta                  |
| Postal Code | T1P 0Y4                  |

### Amenities

|         |      |
|---------|------|
| Parking | None |
|---------|------|

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, Closet Organizers, High Ceilings, Natural Woodwork |
| Appliances        | Dishwasher, Electric Stove, Washer/Dryer                                         |
| Heating           | Forced Air                                                                       |
| Cooling           | None                                                                             |
| Fireplace         | Yes                                                                              |
| # of Fireplaces   | 1                                                                                |
| Fireplaces        | Living Room, Wood Burning                                                        |

|              |                                  |
|--------------|----------------------------------|
| Has Basement | Yes                              |
| Basement     | Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | None                                                                      |
| Lot Description   | Low Maintenance Landscape, No Neighbours Behind, Private, Treed, Secluded |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Cedar, Wood Frame                                                         |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 3             |
| Zoning         | C-R           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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