

# \$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
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### 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, Secluded, Treed
Roof	Asphalt Shingle
Construction	Cedar, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	2
Zoning	C-R

## Listing Details

Listing Office	CIR Realty
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