

# \$1,295,950 - 49240 Range Rd 3280, Rural

MLS® #A2233709

**\$1,295,950**

3 Bedroom, 4.00 Bathroom, 2,750 sqft

Residential on 11.78 Acres

NONE, Rural, Saskatchewan

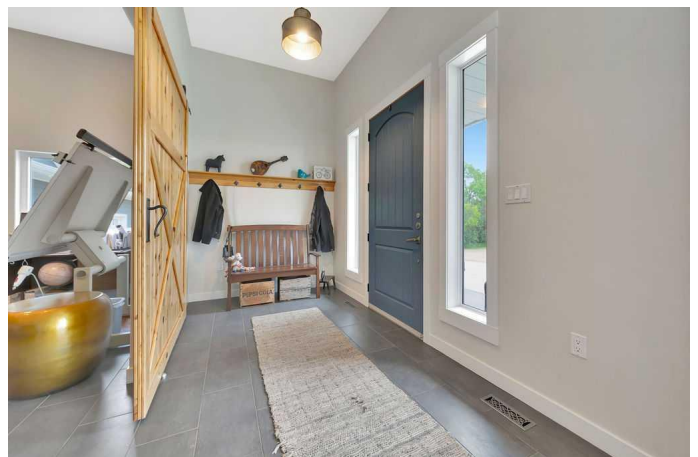
At the heart of the property sits a sprawling 2,750 sq ft executive bungalow, thoughtfully designed for both family living and entertaining. Step inside and be welcomed by a warm and inviting atmosphere, where large windows in the living room frame peaceful views of the front yard and fenced dog run – a space often enjoyed by local dog groups and perfect for your own furry companions.

To one side, the den offers a cozy retreat with a gas fireplace, ideal for curling up with a book or enjoying quiet evenings. The upgraded kitchen is a chef's dream – complete with a gas stove, wall oven, expansive island, and bright eating nook. Whether you're hosting dinner parties or cooking for a crowd, the adjacent formal dining room provides the perfect space to gather.

At the front of the home, a dedicated office creates an ideal work-from-home environment. Down the hall from the kitchen, you'll find three spacious bedrooms, including a serene primary suite with a spa-inspired ensuite featuring a tiled steam shower and a large walk-in closet with built-in organization. Guests will appreciate the convenient powder room, and the main floor laundry room adds everyday practicality.

The lower level is designed for relaxation and recreation, featuring a large family room, games area, den/bedroom, and full bathroom – a perfect setup for teens, extended family, or weekend visitors.

Step outside into your own private oasis - a



beautifully treed backyard with a designated garden area, firepit for summer nights, hot tub for starry soaks, and a covered deck with overhead heating for year-round enjoyment. For the horse enthusiast, this property is a dream come true. Timberwind Stables, the fully operational equestrian and boarding facility on-site, is ready for your passion or business venture. With ample room for horses and thoughtfully designed spaces, it's a turnkey setup in a location that can't be beat.

Practicality meets performance with two wells and two septic systems; one set serving the home and the other dedicated to the equestrian centre, offering efficiency and peace of mind for multi-use living.

Whether you're looking for space, privacy, or the perfect setup for a home-based business, this property truly has it all.

Acreages like this, so close to town and with this level of functionality, rarely come available.

Built in 1977

## Essential Information

MLS® #	A2233709
Price	\$1,295,950
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,750
Acres	11.78
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

## Community Information

Address	49240 Range Rd 3280
Subdivision	NONE
City	Rural
County	Saskatchewan
Province	Saskatchewan
Postal Code	S9V 0X5

### Amenities

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Mixed
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden
Lot Description	Landscaped, Lawn, Many Trees, Native Plants
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Wood Frame
Foundation	Wood

### Additional Information

Date Listed	June 23rd, 2025
Days on Market	9
Zoning	R1

### Listing Details

Listing Office	MUSGRAVE AGENCIES
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