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

MLS® #A2233709

$1,295,950

3 Bedroom, 4.00 Bathroom, 2,750 sqft
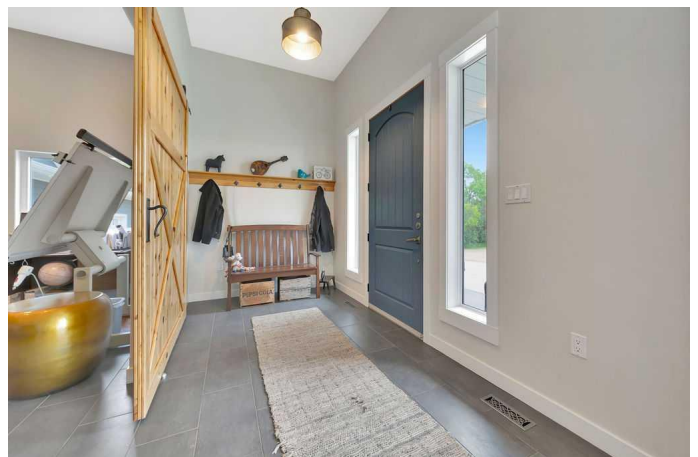Residential on 11.78 Acres

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 â€" 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 chefâ€™s dream â€" complete with a gas stove, wall oven, expansive island, and bright eating nook. Whether youâ€™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, youâ€™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 canâ€™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 youâ€™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	Saskcatchewan
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	5
Zoning	R1

Listing Details

Listing Office	MUSGRAVE AGENCIES