



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**263042 Highway 564**  
**Rural Wheatland County, Alberta**

**MLS # A2234336**



**\$860,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,461 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	3.00 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Brush, Dog Run Fenced In, Front		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Well
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	28-25-26-W4
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** Outdoor shower

The Acreage That Checks Every Box—Just Outside Lyalta If you’ve been searching for the kind of space where your kids can roam, your animals can thrive, and you’re still close enough to hit Costco without packing a lunch—this is it. Located just minutes from Lyalta and a quick drive to Calgary, this 3-acre property offers the perfect blend of functionality, privacy, and updates that make life easy. Inside, this 3-bedroom, 2-bath bungalow has been freshly painted and features new vinyl plank flooring throughout. The kitchen has been fully redone, offering a bright, modern space at the heart of the home. Downstairs, you’ll find a partially finished basement with a large games area and a huge storage room—ready for your gym, workshop, or movie nights. Outside is where this property truly shines. The entire acreage is fenced, with cross-fenced pasture, a wind shelter, and a barn that works great for sheep, chickens, or 4H projects. You’ve got a vegetable garden, custom outdoor shower, fire pit area, and even an above-ground pool for summer days. Plus: RV parking, a shed, and a fully fenced dog run. A top-of-the-line water filtration system, private well, and septic field mean the essentials are taken care of—and done right. It’s private. It’s peaceful. It’s ready for your family.