



GRASSROOTS
REALTY GROUP

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48240 RR 275
Calmar, Alberta

MLS # A2239240



\$649,000

Division:	NONE		
Cur. Use:	Horses		
Style:	Bi-Level		
Size:	1,195 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	40.03 Acres		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Vinyl Plank	Sewer:	Holding Tank, Open Discharge
Roof:	Asphalt Shingle	Near Town:	Calmar
Basement:	Finished, Full	LLD:	18-48-27-W4
Exterior:	Composite Siding	Zoning:	AG
Foundation:	Wood	Utilities:	-
Features:	-		

Major Use: Equestrian

40.03 acres with a Renovated home, Double Detached Garage, and More! Very close to Wizard Lake! A List of upgrades include: New Shingles in 2024. New Furnace and Air conditioning in 2023. All new plumbing and whole house UV filtration system and water softener system in 2022 including new hot water tank, pressure tank, toilets, and pump. New carpet, hallway doors, closet doors, back entry door, and flooring in 2024/2025. New fridge in 2022, New dishwasher in 2024. Majority of the basement windows are new in 2024. All new fencing and gates 2021-2025. New Riding Arena in 2024 with trucked in sand ground and pipe fence. New water bowl and concrete pad in 2021 for animals. New septic pump in June 2025. Basement storage room is roughed in for another bathroom. Extra Pasture next to it may be available for rent if needed. This well cared for property is private with lots of mature trees and has to be viewed in person to see everything it holds!