



GRASSROOTS
REALTY GROUP

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254036 Range Road 245
Nightingale, Alberta

MLS # A2239809



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,139 sq.ft.	Age:	1920 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, F		
Lot Size:	0.54 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air, Natural Gas, Wood Stove
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full, Partially Finished
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Closet Organizers, Wood Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	30-25-24-W4
Zoning:	HRGÂ Hamlet
Utilities:	-

Inclusions: sheds x 3, wood shed, rain barrels, firewood, cupboards in garage, building materials in basement.

If your looking for a simpler lifestyle this half acre with cozy 2 bedroom, 1 full bathroom bungalow home on a partially developed basement could be yours! There is also a 500 square foot heated detached garage offers a perfect workshop space and parking. Bring your RV and toys. Located about 40 minutes east of Calgary on Hwy 564 or 10 minutes northeast of Strathmore(Pavement all the way) in the hamlet of Nightingale. Nightingale was founded on ready-made 80 acre farms in 1910 habited by cowboys, and ranchers seeking rangeland for large herds of cattle. Today Nightingale has population of about 37 and is known for its Nightingale Community Hall where you'll find numerous markets, family weddings, and community minded events hosted. The yard embodies mature landscaping giving ample privacy along with a large covered deck, good sized planted garden full of veggies, fruit bushes and trees. The home has been well maintained and is situated on a full height basement that is framed/insulated with subfloor. There is something special about wood stove heat in the winter(complete with full woodshed included) you get to enjoy that here. New septic tank in 2024. Plenty of good water, drilled well produces 15 GPM. Lots of room with the storage sheds included and your very own chicken coop with chickens included, mmm fresh organic eggs. A must see property to appreciate!