



**GRASSROOTS**  
REALTY GROUP

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**154033 264 Street W**  
**Rural Foothills County, Alberta**

**MLS # A2239820**



**\$699,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,020 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	6.25 Acres		
<b>Lot Feat:</b>	Cleared, Landscaped, Lawn, Level, Pasture, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	See Remarks, Shared Well
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	32-22-3-W5
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** N/A

A stunning 6.25 acres in the heart of Priddis Estates. Being one of the first homes built on 264st the yard has beautiful mature trees around the home and buildings. The land stretches back to the west and makes for great horse pastures. The property is also surrounded by neighbouring forest and beautiful newer Estate homes. There are paved roads right to the cul-de-sac where you enter the property and two different opportunity entrances for a paved driveway if you decide to put in a new Estate home. The house that is currently on the property is still in good condition. Some renovations have been started. Nothing is complete, but it is very habitable still. You were only minutes from the Priddis green golf course in 18 minutes to stony Trail on the West End of Calgary. The property has great opportunity. Hope you enjoy it.