



GRASSROOTS
REALTY GROUP

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244083 Range Road 264
Rural Wheatland County, Alberta

MLS # A2262002



\$850,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,583 sq.ft.	Age:	1945 (80 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	3.80 Acres		
Lot Feat:	Backs on to Park/Green Space, Garden		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	Cistern
Sewer:	Septic Field
Condo Fee:	-
LLD:	28-24-26-W4
Zoning:	CR
Utilities:	-

Inclusions: NA

Located just East of Calgary, just a short drive to Chestermere Lake and minutes from the Trans Canada Highway, This two story home sits on 3.8 acres and has just under 2600 SF of above grade development, TWO double garages and a carriage house with a separate entrance. Just minutes from the Lakes of Muirfield, you can enjoy a get away from the city but still enjoy all amenities close by. Dont miss your opportunity and book your showing today.