



235053 Range Road 264
Rural Wheatland County, Alberta

MLS # A2124339



\$1,025,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,316 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Garage Door Opener, Gravel Driveway, Heated Garage, Insulated, Oversized		
Lot Size:	4.15 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Linoleum	Sewer:	Septic System
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	33-23-26-W4
Exterior:	Vinyl Siding, Wood Siding	Zoning:	50
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: swing set, Pergola with folding table and bar, Iron filter, RO system, Tread Mill, 2 sheds, trailer, garage radiant heater and work benches (2), shop radiant heater (2) and fan, harrow, garage fridge, water tank.

Embrace Rural Tranquility Just Minutes from Calgary! Escape the hustle and bustle while staying within arm's reach of the vibrant city life you love. Live your countryside dream on 4.15 acres of pristine land, a mere 20-minute drive from Calgary, Alberta. Minutes to Strathmore, and Langdon. This property offers a perfect blend of serene rural living and easy access to urban conveniences, making it a haven for those seeking a peaceful escape. A remarkable newly built 40'X60' heated shop with a mezzanine and storage area awaits your creative endeavors. The shop is thoughtfully roughed in for a bathroom, equipped with 220V power, and features impressive 14' overhead doors. Additionally, revel in a covered 60-foot RV storage area, ensuring your vehicles are sheltered and secure. For the hobbyist and craftsman in you, indulge in a 40'X30' detached heated garage with 8' overhead doors, providing ample space for your projects and storage needs. Step into the recently updated well-maintained 4-bedroom, 3-bathroom bungalow-style home that exudes country charm and modern comfort. With thoughtful updates throughout, this fully developed dwelling ensures a seamless transition into your new rural lifestyle. Enjoy the convenience of multiple bathrooms, providing comfort and ease for family and guests. Unwind and entertain in style with a captivating covered outdoor area that perfectly captures the essence of country living. This charming space boasts a space for a bar, dining table, and a beautifully landscaped firepit area — the ideal setting for unforgettable gatherings with friends and family under the open sky. Watch your children's faces light up as they explore a dedicated recreational ATV track area. Let them unleash their boundless energy in a safe and exhilarating environment, fostering memories that will last a lifetime. Imagine a short drive to Calgary's or

Strathmore's amenities and attractions, yet returning to your private oasis, surrounded by mature trees, lush landscaping, and the soothing sounds of nature and mountain views. This property offers the perfect balance between proximity to city life and the tranquility of rural living. Seize the chance to embrace the rural lifestyle you've always dreamed of while staying connected to the vibrant pulse of Calgary. The allure of 4.15 acres, a stunning bungalow home, versatile outdoor spaces, and remarkable workshop facilities make this property a truly exceptional find.