



222075 RANGE ROAD 264
Rural Wheatland County, Alberta

MLS # A2306232



\$1,249,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,200 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Attached		
Lot Size:	10.00 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, No Ne		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-22-26-W4
Exterior:	Vinyl Siding, Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Phone
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Storage, Suspended Ceiling		

Inclusions: Ride-On Lawnmower, Blinds, Storage Sheds

WELCOME to this INCREDIBLE 10 ACRE PROPERTY in RURAL WHEATLAND COUNTY featuring a BEAUTIFULLY MAINTAINED Bungalow w/2,399.42 Sq Ft of DEVELOPED Living Space, 3 Bedrooms, 1 Bathroom, a FINISHED WALK-UP Basement!!! ENJOY the FANTASTIC 30'6" X 38'6" SHOP + a 79'9" X 53'9" QUONSET providing ENDLESS POSSIBILITIES for a HOME BASED OPERATION!!! We start w/BEAUTIFUL CURB APPEAL as you drive down the TREE-LINED driveway surrounded by OPEN PRAIRIE VIEWS, MATURE TREES, + the PEACEFUL atmosphere of COUNTRY LIFE. This PRIVATE property is PERFECT for those looking for SPACE, FUNCTIONALITY, + the opportunity to enjoy a quieter lifestyle while still being conveniently located near Carseland + an EASY commute to Calgary. As you step inside the home, you are welcomed into a BRIGHT + SPACIOUS Living Room filled w/NATURAL LIGHT from the LARGE Windows creating a WARM + INVITING atmosphere. Continue into the Dining Area which is PERFECT for FAMILY dinners, gatherings, + making MEMORIES together. The Kitchen is truly the 'HEART of the HOME' featuring QUARTZ Countertops, a CENTRAL Kitchen Island, AMPLE Cabinetry, + plenty of prep space making cooking + ENTERTAINING EASY + CONVENIENT. Just off the Kitchen is a FUNCTIONAL Mud Room w/easy access to the outdoors making COUNTRY living practical + organized year-round. The Main Floor also features a GENEROUS-SIZED Primary Bedroom, 2 additional Bedrooms, + a 4 pc Bathroom completing the layout. The FINISHED WALK-UP Basement adds even MORE FLEXIBLE living space featuring a LARGE Family Room perfect for Movie Nights, Games, or relaxing after a long day. There is also a FLEX Area, Workshop Space, Laundry Area, + additional Storage Rooms providing

TONS of room for hobbies, projects, equipment, or future customization. The basement also offers POTENTIAL for additional Bedrooms if desired. Step outside + EXPERIENCE everything this AMAZING property has to offer!!! Enjoy the MASSIVE Deck + Patio area w/GAZEBO for Summer BBQs, Morning Coffee, or evenings under the STARS surrounded by PEACEFUL prairie views. It is FULLY set up for acreage living including a variety of OUTBUILDINGS: a LARGE SHOP w/Mezzanine, QUONSET, BARN, MULTIPLE Storage Sheds, + additional covered storage spaces making it PERFECT for farming, equipment storage, mechanics, hobbies, animals, or home-based business opportunities. This BEAUTIFUL acreage also features a RELIABLE WELL producing 14 GPM, mature landscaping, fenced areas, fruit trees/shrubs, + incredible PRIVACY with NO NEIGHBOURS behind. An added BONUS is the opportunity for WATER RIGHTS through the WID (Western Irrigation District), offering additional value + flexibility for agricultural use, landscaping, gardening, or future acreage needs. Whether you are looking for a HOBBY FARM, FAMILY acreage, INVESTMENT opportunity, or simply a PEACEFUL place to call HOME, this property offers AMAZING VALUE + ENDLESS POTENTIAL. Opportunities like this — offering LAND, OUTBUILDINGS, PRIVACY, + a WELL-CARED-FOR HOME — are HARD TO FIND!!!