



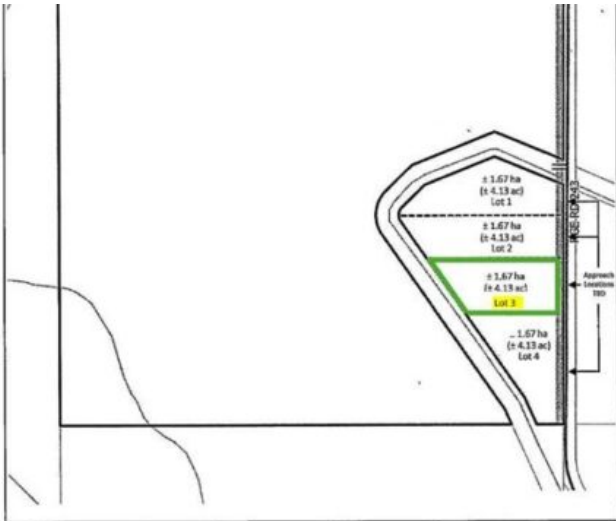
**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**Lot 3 Range Road 243 & Hwy 564  
Rural Wheatland County, Alberta**

**MLS # A2311446**



**\$525,000**

**Division:** NONE

**Lot Size:** 4.12 Acres

**Lot Feat:** -

**By Town:** Strathmore

**LLD:** 21-25-24-W4

**Zoning:** RC

**Water:** Well

**Sewer:** -

**Utilities:** -

~ MOUNTAIN VIEWS without Mountain Prices ~ Discover the perfect acreage to build your forever home with unobstructed west-facing mountain views offering peace, privacy, and endless prairie skies. This exceptional property provides flexible land use with ample space to design a custom home, dream shop, or multigenerational retreat. The water well has already been drilled with excellent flow, adding incredible value and convenience. Bordering the Western Irrigation District canal, the property also offers the opportunity for annual irrigation agreements. Enjoy all the beauty and views of west-of-Calgary acreages at a more affordable price point while investing in Alberta's growing corridor. Create your own private lifestyle escape just 45 minutes from Calgary and only 15 minutes to Strathmore. An incredible opportunity to secure land, lifestyle, and long-term potential.