



**232054 Range Road 243A
Namaka, Alberta**

MLS # A2319857



\$610,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bi-Level		
Size:	1,127 sq.ft.	Age:	1974 (52 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Driveway, None		
Lot Size:	1.00 Acre		
Lot Feat:	Back Yard, Front Yard, Other		

Heating:	Forced Air	Water:	Well
Floors:	Hardwood, Tile	Sewer:	Septic Field, Septic Tank
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	16-23-24-W4
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	HRGÂ Hamlet
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: shed, outdoor fireplace

Enjoy the peace and privacy of country living with incredible water views and open prairie skies. Located in Wheatland County, this acreage offers a setting that's becoming increasingly difficult to find, with mature trees to the south, wide open space, and a beautiful pond backdrop. The bi-level home features a bright and functional layout with large windows that capture the surrounding views. The main level offers two bedrooms, an office, a full 3 piece bathroom, and a convenient 2 piece bath. The kitchen and dining area open onto the expansive deck, creating the perfect space to enjoy morning coffee, entertain guests, or simply take in the scenery. The fully developed walkout basement provides additional living space, a spacious bedroom, a full bathroom, a wood burning fireplace, and an abundance of storage throughout the home. The basement bathroom and bedroom also feature in-floor heating, adding comfort during the colder months. Additional features include a durable metal roof, mature landscaping, ample outdoor space, and a detached storage shed. This property offers a slower pace of life without sacrificing accessibility. A rare opportunity to enjoy acreage living with the convenience of Strathmore just 15 minutes away and Calgary within an easy commuting distance.