



GRASSROOTS
REALTY GROUP

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48177 RGE RD 274
Calmar, Alberta

MLS # A2347580



\$1,350,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	2,337 sq.ft.	Age:	-
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Oversized, Quad or More Detached		
Lot Size:	120.00 Acres		
Lot Feat:	-		

Heating:	In Floor, Forced Air, Propane	Water:	Well
Floors:	Ceramic Tile, Laminate	Sewer:	Open Discharge
Roof:	Metal	Near Town:	Calmar
Basement:	None	LLD:	9-48-27-W4
Exterior:	-	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	-		

Major Use: Mixed

This 120 acre property Hosts a 2334 sq/ft home, 60'x27' Heated Garage, 70'x32' Barn, and a Hall. Head inside the Bungalow Home with composite siding, metal roof, air conditioning, and a partial wrap around deck to be greeted by the foyer leading to the open kitchen and dining with a wood fireplace. The Living room has lots of windows for natural light and takes you to the first bedroom with its own 3 piece ensuite bathroom. The Primary bedroom has its own walk-in closet room with a jet tub, and is next to the other 3 piece bathroom of the home. The den and office are located centrally and could also be used as bedrooms if desired. The Huge garage is separated into two parts with radiant heaters in each side, power, concrete floor, and two overhead doors on each end. The Barn has a metal roof, power, concrete floor, and new windows. There are many other outbuildings on this beautiful property including a huge hall! Close to Wizard Lake, this 120 acre property has lots to offer!