

# \$799,000 - 244083 Range Road 264, Rural Wheatland County

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MLS® #A2262002

**\$799,000**

4 Bedroom, 3.00 Bathroom, 2,583 sqft  
Residential on 3.80 Acres

NONE, Rural Wheatland County, Alberta

Located just East of Calgary, just a short drive to Chestermere Lake and minutes from the Trans Canada Highway, This two story home sits on 3.8 acres and has just under 2600 SF of above grade development, TWO double garages and a carriage house with a separate entrance. Just minutes from the Lakes of Muirfield, you can enjoy a get away from the city but still enjoy all amenities close by. Dont miss your opportunity and book your showing today.

Built in 1945

## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2262002                         |
| Price          | \$799,000                        |
| Bedrooms       | 4                                |
| Bathrooms      | 3.00                             |
| Full Baths     | 3                                |
| Square Footage | 2,583                            |
| Acres          | 3.80                             |
| Year Built     | 1945                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | 2 Storey, Acreage with Residence |
| Status         | Active                           |

## Community Information



|             |                        |
|-------------|------------------------|
| Address     | 244083 Range Road 264  |
| Subdivision | NONE                   |
| City        | Rural Wheatland County |
| County      | Wheatland County       |
| Province    | Alberta                |
| Postal Code | T0j1y0                 |

### Amenities

|              |                                                |
|--------------|------------------------------------------------|
| Parking      | Double Garage Attached, Double Garage Detached |
| # of Garages | 4                                              |

### Interior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Interior Features | See Remarks                                      |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                          |
| Cooling           | None                                             |
| Fireplace         | Yes                                              |
| # of Fireplaces   | 1                                                |
| Fireplaces        | Electric                                         |
| Has Basement      | Yes                                              |
| Basement          | Finished, Full                                   |

### Exterior

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Private Entrance, Private Yard       |
| Lot Description   | Backs on to Park/Green Space, Garden |
| Roof              | Asphalt Shingle                      |
| Construction      | Concrete, Wood Frame                 |
| Foundation        | Poured Concrete                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 4th, 2025 |
| Days on Market | 14                |
| Zoning         | CR                |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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