



## 263042 Highway 564 , Rural Wheatland County, Alberta - \$860,000



Main Photo

### Property Description

#### The Acreage That Checks Every Box—Just Outside Lyalta

If you've been searching for the kind of space where your kids can roam, your animals can thrive, and you're still close enough to hit Costco without packing a lunch—this is it.

Located just minutes from Lyalta and a quick drive to Calgary, this 3-acre property offers the perfect blend of functionality, privacy, and updates that make life easy.

Inside, this 3-bedroom, 2-bath bungalow has been freshly painted and features new vinyl plank flooring throughout. The kitchen has been fully redone, offering a bright, modern space at the heart of the home. Downstairs, you'll find a partially finished basement with a large games area and a huge storage room—ready for your gym, workshop, or movie nights.

Outside is where this property truly shines. The entire acreage is fenced, with cross-fenced pasture, a wind shelter, and a barn that works great for sheep, chickens, or 4H projects. You've got a vegetable garden, custom outdoor shower, fire pit area, and even an above-ground pool for summer days. Plus: RV parking, a shed, and a fully fenced dog run.

A top-of-the-line water filtration system, private well, and septic field mean the essentials are taken care



of—and done right.

It's private. It's peaceful. It's ready for your family.

## REALTOR Referral

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*Courtesy Of: RE/MAX Key*



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