

**Range Road 264 Range
Rural Wheatland County, Alberta****MLS # A2279698****\$475,000****Division:** NONE**Lot Size:** 4.09 Acres**Lot Feat:** -**By Town:** Carseland**LLD:** 20-22-26-W4**Zoning:** AG**Water:** Other**Sewer:** -**Utilities:** -

Build Your Dream Home on 4.09 Acres of Prime Land 15 Minutes East of Calgary and South Health Campus. Welcome to your opportunity to own a sprawling 4.09-acre parcel of land located just a short 15-minute drive east of Calgary. Short drive to nearby towns such as Langdon, Strathmore, and Carseland, this picturesque property offers endless possibilities for those seeking to build their dream home in a tranquil rural setting while still enjoying the convenience of city amenities nearby. With mountain views to the West, and mature natural trees all around, this piece of land is one of the nicest around. Conveniently situated just a short commute from South Calgary, and the South Health Campus in Seton, this prime piece of land offers the perfect blend of rural tranquility and urban accessibility. Backing onto Western Irrigation District canal, you have use to plenty of water for irrigation, water for gardens, plants, trees and grass. With all the mature trees, you can be sure to see and hear all types of beautiful Alberta birds through-out the seasons as well. Whether you envision a spacious custom-built home tailored to your exact specifications or aspire to start a home-based business, this versatile land offers endless possibilities. Enjoy the best of both worlds with easy access to Calgary's amenities and employment opportunities, including top-rated schools, healthcare facilities, recreational activities, and cultural attractions. This land has no building commitment and no restrictions! Don't miss out on this rare chance to turn your dreams into reality! Connect today to schedule a viewing and explore the endless possibilities awaiting you on this remarkable land opportunity.