



**Mark D. Evernden**  
 Private Office - ENGEL & VOLKERS CALGARY

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242046 RGE RD 254 - Strathmore

C4111666 Active

LP: \$6,500,000

W:4 R:25 T:24 S:20 Q:Southeast



<b>Class:</b>	Detached	<b>Area:</b>	DOM: 4 Rural Wheatland County
<b>Type:</b>	Detached	<b>Zone:</b>	
<b>Style:</b>	Bungalow	<b>Community:</b>	None
<b>Year Built:</b>	1989	<b>Postal Code:</b>	T1P 1J6
<b>LINC:</b>	0021893672	<b>Condo Type:</b>	Not a Condo
<b>Legal Plan:</b>	<b>Blk:</b>	<b>Lot:</b>	<b>Possession:</b> 07/31/2017 NEG
<b>Land Use Code</b>	AG	<b>Taxes:</b>	\$449/0
<b>Title to Land:</b>	Fee Simple	<b>Local Imp Amt:</b>	0
<b>Conform Rpt:</b>		<b>HOA:</b>	
<b>Restrictions:</b>	See Remarks	<b>Condo Fee:</b>	

The subject site is well situated directly west of the Town of Strathmore municipal boundaries and within 200m north of Highway 1 (Trans-Canada Highway). Existing structures consist of a 2300 sqf single-detached dwelling (Walkout Bungalow) and accessory buildings. The site is relatively flat, with no slopes greater than 5%. Surrounding development consists of highway commercial businesses, country-residential dwellings, agricultural, and amenities such as the Oxbow Golf Course. The subject site is currently designated as Agricultural-General A-G District and presents an excellent opportunity to re-designate (rezone) lands and to fully realize development potential. Directly east of the site, The West Strathmore Conceptual Plan proposes full residential community build-out and is pending 3 rd reading approval from the Town of Strathmore.

<b>Storage</b>	10'4" x 5'4"	L	<b>Storage</b>	17'8" x 18'10"	L	<b>Bedrooms:</b>	Above: 3 /Ttl:5	<b>Baths:</b>	Full: 3		
<b>Other</b>	12'11" x 12'8"	L	<b>Other</b>	9'3" x 11'8"	M		<b>2Pc</b>	<b>3Pc</b>	<b>4Pc</b>	<b>5Pc</b>	<b>6Pc</b>
<b>Office</b>	10'7" x 11'2"	M	<b>Living Rm</b>	15'9" x 17'3"	M	<b>Bathrooms:</b>	0	0	2	0	0
<b>Dining Rm</b>	20'9" x 13'1"	M	<b>Kitchen</b>	12'0" x 17'3"	M	<b>Ensuite:</b>	0	0	1	0	0
<b>Sun Rm</b>	11'6" x 11'7"	M	<b>Laundry</b>	9'8" x 8'3"	M	<b>Level</b>	<b>SqMtr</b>	<b>SqFt</b>			
<b>Mstr Bed</b>	13'11" x 17'11"	M	<b>Bedroom</b>	11'11" x 14'4"	M	<b>Main:</b>	217.4	2340.00			
<b>Bedroom</b>	14'4" x 11'2"	M	<b>Game Rm</b>	19'11" x 25'6"	L	<b>Upper:</b>	217.4	2340.00			
<b>Family Rm</b>	15'4" x 14'10"	L	<b>Other</b>	8'5" x 14'9"	L	<b>AbGd:</b>	217.4	2340.00			
<b>Bedroom</b>	12'6" x 10'10"	L	<b>Bedroom</b>	12'8" x 10'10"	L	<b>Lowr:</b>	197.9	2130.00			
						<b>Total A.G.:</b>	217.4	2340.00			

<b>Basement:</b>	Full, Walkout/Fully Finished	<b>Heating:</b>	Forced Air-2	<b>Fuel:</b>	Natural Gas
<b>Suite:</b>	Suite - None	<b>Fin FP/Rgh-In:</b>		<b>FP Fuel:</b>	Gas Only
<b>Construction:</b>	Wood Frame	<b>Lot Shape:</b>	Rectangular		
<b>Foundation:</b>	Concrete	<b>Lot Sq M:</b>	0		
<b>Exterior:</b>	Brick, Stucco	<b>Frntg x Depth:</b>			
<b>Roof Type:</b>	Pine Shakes	<b>Flooring:</b>	Carpet, Non-Ceramic Tile		
<b>Front Exp:</b>	West	<b>Garage Dim:</b>			
<b>Parking:</b>	Encl: 2 Total: 10 Parking Pad Gravel				
<b>Features:</b>	Ceiling 9 ft.				
<b>Goods Included:</b>	Dishwasher-Built-In, Garage Opener, Refrigerator, Stove-Electric, Window Coverings-All				
<b>Goods Excluded:</b>					
<b>HOA Fee Incl:</b>					

<b>911 Address:</b>		<b>Heating Desc:</b>	Paid For	<b>Total Acres:</b>	437.00
<b>Road Access:</b>	Gravel Driveway (to House)	<b>Power Desc:</b>	Medium Power 200-399 Amps	<b>Acres Cleared:</b>	
<b>Water Supply:</b>	Drilled Well	<b>Phone Desc:</b>	Paid	<b>Acres Irrigated:</b>	
<b>Water GPM:</b>		<b>Sewer/Septic:</b>	Septic Tank & Field	<b>Acres Water Rgt</b>	
<b>Depth of Well:</b>		<b>Yr Sewer Cleaned</b>		<b>Acres Leasehold</b>	
<b>Water Report Yr:</b>				<b># Parcels:</b>	
<b>Nearest Town:</b>	Strathmore			<b>LP/Acre:</b>	14,874.14
<b>Directions:</b>					

Listed By: ENGEL & VOLKERS CALGARY List Date: April 27, 2017



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Rural Wheatland County

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New Listing

April 27, 2017

Status

A

