

# \$1,449,900 - 49274 Rr 274, Calmar

MLS® #A2195567

**\$1,449,900**

5 Bedroom, 3.00 Bathroom, 2,088 sqft  
Agri-Business on 70.36 Acres

NONE, Calmar, Alberta

70.36 acres with a Gorgeous custom built 2088sq/ft home. ICF construction from basement to roof. Power gate at the entrance with trees along the driveway keeping the property private. The house has a Double Attached Garage that is metal clad inside, tall ceilings, cement floor, and in-floor heat. The main floor has an open concept Kitchen, Living Room, and Dining Room with beautiful pine log finishing, vaulted ceiling, and lots of windows for natural light. Two bedrooms are also on the main floor, including the primary with its own 5 piece ensuite bathroom and walk-in closet. A Den/Office, 4 piece bathroom, Pantry, and Laundry room conclude the Main floor. The basement has in-floor heat, 3 bedrooms, a rec room, gym, 3 piece bathroom, storage room, and a family room with a wet bar. Also on the property is a fully finished workshop with 3 overhead doors, in-floor heat, and has solar panels. Fenced and cross fenced with water and shelter for animals. Good farmland currently in hay.

Built in 2008

## Essential Information

MLS® #	A2195567
Price	\$1,449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	2,088
Acres	70.36
Year Built	2008
Type	Agri-Business
Sub-Type	Agriculture
Style	Bungalow
Status	Active

### Community Information

Address	49274 Rr 274
Subdivision	NONE
City	Calmar
County	Leduc County
Province	Alberta
Postal Code	T0C 0V0

### Amenities

Parking	Double Garage Attached, Garage Door Opener, Heated Garage
# of Garages	2

### Interior

Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings
Heating	Fan Coil, In Floor, Natural Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Roof	Asphalt Shingle
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### Additional Information

Date Listed	February 18th, 2025
Days on Market	64
Zoning	Country Residential

### Listing Details

Listing Office	RE/MAX Real Estate (Edmonton)
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