

# \$889,000 - 48515 Rr 274, Calmar

MLS® #A2243441

**\$889,000**

3 Bedroom, 3.00 Bathroom, 1,573 sqft

Agri-Business on 10.60 Acres

NONE, Calmar, Alberta

Situated on 10.6 acres is a Beautiful Home, 40'x60' Shop, and 50'x30' Barn. Past the new Covered Front South facing deck is the main level of the home. Made up of an Living room with a feature stone wall gas fire place that is open to the Kitchen with granite countertops and large island. Also located on the main floor is a 2 piece bathroom, and a dining room with patio door access to the huge new back deck with a Maintenance Free Pool on a concrete pad. The Upper level has 3 Bedrooms including the Primary with its own walk-in Closet and 3 piece Ensuite Bathroom. The Laundry room and a 4 piece Bathroom conclude the upper floor plan. The Shop is metal clad, Insulated, Heated, has a cement floor with a drain, a mezzanine, Power, and 3 Overhead Doors. The Barn is finished much like the shop and has 3 box stalls for animals. Lots of new fencing throughout and a dugout. Beautifully landscaped with lots of upgrades! This Gorgeous Property shows off its remarkable Pride of Ownership inside and out!

Built in 2015

## Essential Information

MLS® #	A2243441
Price	\$889,000
Bedrooms	3
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,573
Acres	10.60
Year Built	2015
Type	Agri-Business
Sub-Type	Agriculture
Style	2 Storey
Status	Active

### Community Information

Address	48515 Rr 274
Subdivision	NONE
City	Calmar
County	Leduc County
Province	Alberta
Postal Code	T0C 0V0

### Amenities

Parking	Heated Garage, Oversized, RV Access/Parking
---------	---

### Interior

Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2
Zoning	AG

### Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.