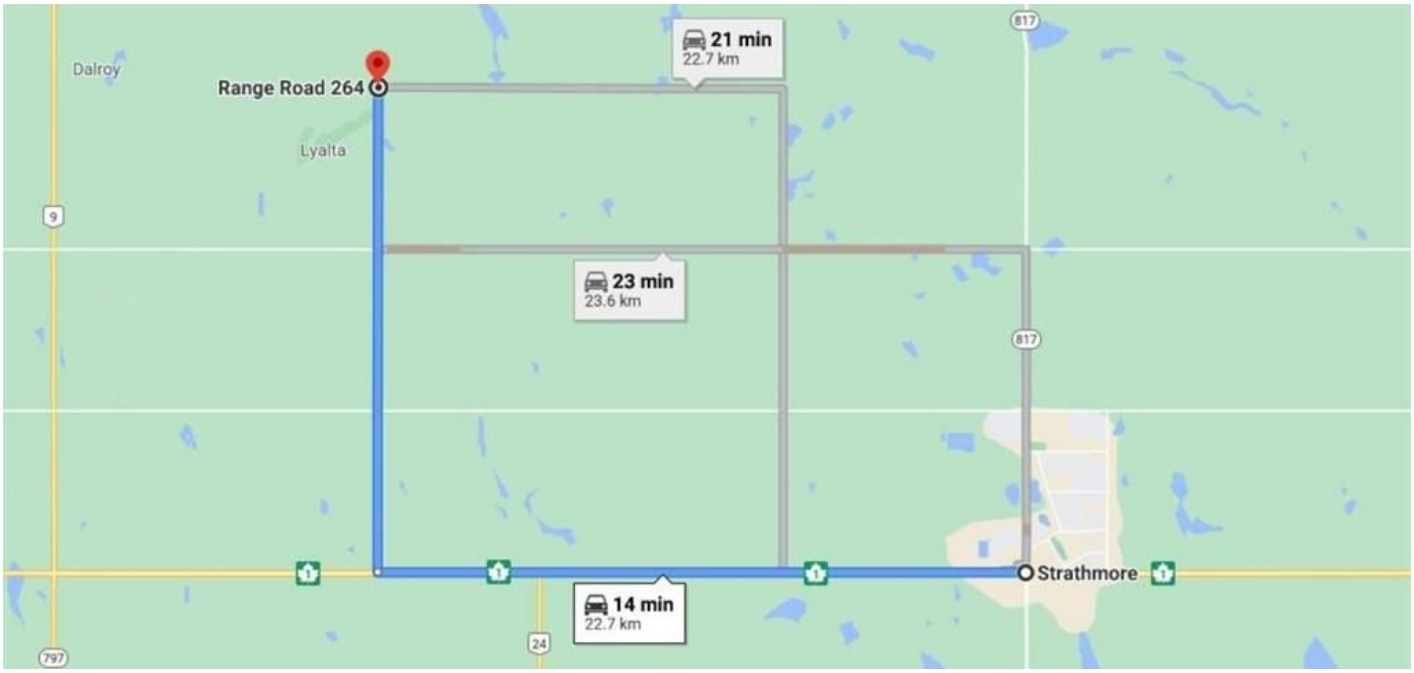
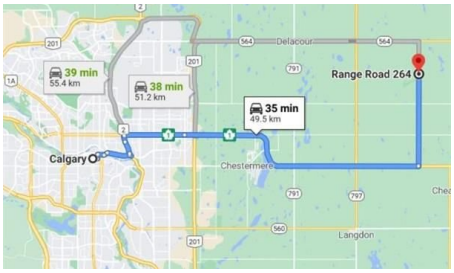
W4R26T25S16;4 Range Road 264

Rural Wheatland County | Active | MLS® A2286248

$1,757,500









Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Prime farmland located within the Area Structure Plan WC ASP - 11-012. (Parcel # 1 on Google Map) This prime piece of Real Estate is situated on pavement and is an easy commute to Calgary (20 minutes), and only 15 minutes to either Strathmore or Chestermere. Aligned with all the major transportation corriders of Highway #1, Highway 564, Highway #9 and Glenmore Trail; this fabulous location avails developers to all the major roadways leading to the city and adjacent communities. Within steps of Lakes of Muirfield 18 hole Golf Course, a convenience store and liquor store. There is a service station and food outlets nearby. Opportunity knocks to become the leader in developing this Area Structure Plan further. Many of the development approvals have been undertaken and approved. There is already a high pressure gas line installed that will service 180 home sites. Along with this 40 acre parcel are adjoining parcels totaling another 400+ acres for sale and all are included already in the Area Structure Plan that has been approved by the MD of Wheatland. An opportunity to purchase for the future and develop as you go. Land is currently leased. De Havilland Offices just down the road.

Property details

Status	Active
Prop. Type	Land
MLS® Num	A2286248
Property Type:	Land
Property Sub Type:	Residential Land
Condo Type:	Not a Condo
Transaction Type:	For Sale
Lot Area:	39.5 acre(s)
Bathrooms:	- (Full:-, Half:-)
Ensuite:	No
Water Supply:	None
Utilities:	Electricity at Lot Line, Natural Gas at Lot Line
Garage:	No
Inclusions:	N/A
Restrictions:	Utility Right Of Way
School Bus:	Yes

Title to Land:	Fee Simple
Access To Property:	Direct Access
Num. of Parcels:	0
Outbuildings:	None
Fencing:	Partial
Nearest Town:	Lyalta
Region:	Wheatland County
Zoning:	HRG
Listed Date:	Feb 11, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/w4r26t25s164-range-road-264-rural-wheatland-county-a2286248/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 27, 2026 at 05:30 AM (UTC)

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Prepared November 27, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.