

# \$450,000 - 254036 Range Road 245, Nightingale

MLS® #A2270354

**\$450,000**

2 Bedroom, 1.00 Bathroom, 1,139 sqft

Residential on 0.54 Acres

NONE, Nightingale, Alberta

Looking for a simpler life surrounded by fresh air, wide-open skies, and homegrown goodness? This charming 2-bedroom, 1-bathroom character bungalow sits on just over half an acre in the peaceful hamlet of Nightingale with stunning prairie views, a park right next door, and space to truly breathe—just 15 minutes to Strathmore and a smooth 40-minute drive to north Calgary and the airport (paved highways all the way). Whether you're craving quiet country mornings or an easy commute, this home delivers both. Step onto the large covered deck and take in a yard bursting with mature trees, privacy, fruit bushes, a veggie garden, and even a chicken coop—with hens included! There's plenty of room for your RV, tools, and toys, plus a 500 sq ft heated garage that makes a perfect workshop or hobby zone. Inside, you'll find a cozy, well-kept home with a wood-burning stove that makes winter evenings glow with warmth. Whether you're already into gardening, tending chickens, or chopping wood—or you're ready to embrace a lifestyle that includes them—this property invites you in with open arms. With a new septic tank in 2024, a strong 15 GPM drilled well, outdoor storage sheds, and a full-height basement that's already framed and insulated, there's nothing left to do but move in and make it yours. Book your viewing today!

Built in 1950



## Essential Information

|                |                                  |
|----------------|----------------------------------|
| MLS® #         | A2270354                         |
| Price          | \$450,000                        |
| Bedrooms       | 2                                |
| Bathrooms      | 1.00                             |
| Full Baths     | 1                                |
| Square Footage | 1,139                            |
| Acres          | 0.54                             |
| Year Built     | 1950                             |
| Type           | Residential                      |
| Sub-Type       | Detached                         |
| Style          | Acreage with Residence, Bungalow |
| Status         | Active                           |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 254036 Range Road 245 |
| Subdivision | NONE                  |
| City        | Nightingale           |
| County      | Wheatland County      |
| Province    | Alberta               |
| Postal Code | T1P 0I2               |

## Amenities

|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| Parking Spaces | 2                                                                                       |
| Parking        | Double Garage Detached, Garage Door Opener, Heated Garage, Insulated, RV Access/Parking |
| # of Garages   | 2                                                                                       |

## Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Wood Counters                        |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator |
| Heating           | Forced Air, Natural Gas, Wood Stove                                     |
| Cooling           | None                                                                    |
| Fireplace         | Yes                                                                     |
| # of Fireplaces   | 1                                                                       |
| Fireplaces        | Living Room, Wood Burning Stove, Circulating, Free Standing             |
| Has Basement      | Yes                                                                     |
| Basement          | Full                                                                    |

**Exterior**

|                   |                               |
|-------------------|-------------------------------|
| Exterior Features | Garden                        |
| Lot Description   | Back Yard, Front Yard, Garden |
| Roof              | Asphalt Shingle               |
| Construction      | Vinyl Siding, Wood Frame      |
| Foundation        | Poured Concrete               |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 12th, 2025 |
| Days on Market | 2                   |
| Zoning         | HRGÂ Hamlet         |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | RE/MAX Key |
|----------------|------------|

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