



**GRASSROOTS**  
REALTY GROUP

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**24013 Range Rd 254  
Cardston, Alberta**

**MLS # A2225566**



**\$849,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,576 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	4.99 Acres		
<b>Lot Feat:</b>	Back Yard, Few Trees, Gentle Sloping, Lawn, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	country residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home		

**Inclusions:** None

This must see property is 4.99 acres just minutes from Cardston and has a beautiful view of the area. This property is well suited to family life and has lots of room for a growing family. This home has some luxuries amenities such as air conditioning, a gas hook up for the barbeque on the deck just off the nook. This home also has air conditioning through out, automatic yard irrigation and has a cistern that is filled by municipal water. The home has lots of storage with a uniqueness that gives character to the home. Waterton and Glacier National parks are 40 minutes away.