



GRASSROOTS
REALTY GROUP

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270022 TWP RD 22
Rural Cardston County, Alberta

MLS # A2236406



\$1,200,000

Division:	NONE		
Cur. Use:	-		
Style:	-		
Size:	0 sq.ft.	Age:	-
Beds:	3	Baths:	2 full / 1 half
Garage:	-		
Lot Size:	40.00 Acres		
Lot Feat:	Back Yard, Front Yard, Lawn, Pasture, Private		

Heating:	-	Water:	-
Floors:	-	Sewer:	-
Roof:	-	Near Town:	Beazer
Basement:	-	LLD:	13-2-27-W4
Exterior:	-	Zoning:	AL
Foundation:	-	Utilities:	-
Features:	-		

Major Use: Pasture

This beautiful property near Beazer features 40 acres of land complete with a creek and personal campground, a barn, animal handling equipment, and a charming three-bedroom, three-bathroom home for you and your family to enjoy! Approaching the home, you'll notice the home's wrap-around porch, perfect for soaking up those striking foothills views. Inside, a convenient home office can be found as well as a spacious living room with a fireplace and large front window providing the ideal spot to relax and unwind. Down the hall, the kitchen features a smart U-shaped layout with tons of cupboards and counter space. The dining room is bright and welcoming, nestled next to a large bay window. Upstairs, the primary bedroom is calm and restful, with a seating nook, walk-in closet, and four-piece ensuite bath. Two more bedrooms, each with their own walk-in closets, and another full four-piece bathroom complete the upper level. Storage areas downstairs and in the single attached garage compliment the shed storage found outside. Garden plots and a greenhouse will be a hit with the green thumb in your family, while a barn, pasture, animal pens, and calving shelters will keep livestock and equipment in top shape. If a well-cared-for agricultural property with a two-storey home sounds like the spot for you, give your REALTOR® a call and book a showing today!