



**GRASSROOTS**  
REALTY GROUP

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**263072A TWP RD 30**  
**Cardston, Alberta**

**MLS # A2241970**



**\$775,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	2.29 Acres		
<b>Lot Feat:</b>	Back Yard, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn, Private		

<b>Heating:</b>	In Floor, Forced Air, Hot Water, Wood Stove	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	AG but used as Country Re
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Storage		

**Inclusions:** None

Peaceful Country Living with Breathtaking Views! Nestled just outside the charming community of Leavitt in Rural Cardston, this beautiful 2.1-acre property offers a rare blend of comfort, functionality, and scenic country serenity. Built in 2005, the home features over 2300 square feet of thoughtfully designed living space, with 9-foot ceilings up and down that create a spacious, airy feel. Inside, you'll find a warm and welcoming open-concept main floor, with pine hardwood floors, custom wood cabinetry, granite countertops, and new stainless steel appliances—including a gas stove, fridge, compactor, dishwasher, and a vented microwave hood fan. The main level offers a bright primary bedroom with a gorgeous ensuite complete with a jetted tub and separate walk in shower. Other main floor features include built-in closet storage, a convenient half bath, laundry, and access to a beautiful composite deck perfect for your favourite morning breakfast and breathtaking Alberta views. Downstairs includes a large family room, two additional bedrooms, a full bathroom, plenty of storage space, and in-floor heating powered by one of two newer hot water tanks (2023). The cozy wood-burning stove has been inspected and is ready to keep things toasty all winter long. A/C and a new humidifier add to your year-round comfort. The attached double garage is heated, and the impressive 30x32 heated shop provides ample space for hobbies, storage, or work. You'll also appreciate the upgraded systems including new plumbing, a well-thought-out water setup (deep well with soft water, filtration, and aerator), a backup generator, and a well-maintained septic system. The property is beautifully landscaped with underground sprinklers (Leavitt Irrigation), mature trees including Laura leaf willows, poplars, and newer apple and pear trees. There's even space for

horses to graze! Whether you're dreaming of quiet country life, a hobby farm, or simply more room to breathe, this acreage checks all the boxes. Don't miss your chance to own a piece of Southern Alberta paradise!