



GRASSROOTS
REALTY GROUP

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24004 RR 260A
Rural Cardston County, Alberta

MLS # A2250996



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,634 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	5.02 Acres		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	Cistern, Spring
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	25-2-26-W4
Exterior:	Cement Fiber Board	Zoning:	CR
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, garage door opener(s) & remote(s), window coverings, home theatre (couches/projector/sound system)

Wow&mdashwelcome to your own private retreat! This 5-bedroom, 3-bathroom bungalow sits on 5.02 acres and is loaded with features that make it stand out! Step inside and you’ll be greeted with vaulted ceilings, an open-concept floor plan, and tons of natural light! The kitchen flows seamlessly into the living space, creating the perfect spot for family hangouts or hosting friends. Movie night anyone? The walk-out basement is home to an incredible theatre setup that makes you feel like you’ve got your very own cinema&mdashgrab the popcorn and settle in for the big screen experience without ever leaving home! Add in a spacious game room, and you’ll quickly see how much fun this house is built for! Outside, you’ll find plenty of space to stretch out and enjoy country living. With a brand new dog fence just installed, your four-legged friends can run and play safely while you relax on the back deck and soak in one of the best views in all of Southern Alberta! The property also has room for horses, hobby animals, or simply enjoying the elbow room that acreage life provides. The home is serviced by a spring-fed cistern, giving you reliable water for the acreage lifestyle. Pair that with in-floor heating, a large attached garage, and endless outdoor potential, and this property truly checks all the boxes! This isn’t just a house&mdashit’s a lifestyle waiting for its next chapter! Don’t let it slip away!