



**GRASSROOTS**  
REALTY GROUP

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**24004 RR 260A**  
**Rural Cardston County, Alberta**

**MLS # A2275286**



**\$725,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,634 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Cistern, Spring
<b>Floors:</b>	Carpet, Laminate, Linoleum, Vinyl	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	25-2-26-W4
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;welcome to your own private retreat! This 5-bedroom, 3.5-bathroom bungalow sits on 10.01 acres and is loaded with features that make it stand out! Step inside and you&rsquo;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&rsquo;ve got your very own cinema&mdash;grab the popcorn and settle in for the big screen experience without ever leaving home! Add in a spacious game room, and you&rsquo;ll quickly see how much fun this house is built for! Outside, you&rsquo;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&rsquo;t just a house&mdash;it&rsquo;s a lifestyle waiting for its next chapter! Don&rsquo;t let it slip away!