



263072A TWP RD 30
Rural Cardston County, Alberta

MLS # A2282577



\$680,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,333 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	2.13 Acres		
Lot Feat:	Back Yard, Farm, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Law		

Heating:	In Floor, Forced Air, Hot Water, Wood Stove	Water:	Cistern, Well
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Septic Field, Septic Tank
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	4-3-26-W4
Exterior:	Stone, Stucco	Zoning:	AG but used as Country Re
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Storage		

Inclusions: 2 x ride on lawnmower

If you've been craving space, views, and that peaceful country lifestyle, this one just feels right. Tucked just outside the friendly community of Leavitt in Rural Cardston, this beautifully maintained 2.13 acre property offers the perfect mix of comfort, function, and wide open Alberta skies. Built in 2005, the home features over 2,300 sq ft of thoughtfully designed total living space with 9 foot ceilings on both levels, giving it an airy, welcoming feel the moment you walk in. The open concept main floor is warm and inviting, with a wood burning stove, pine hardwood floors, custom wood cabinetry, granite countertops, and newer stainless steel appliances, ideal for everyday living or hosting family and friends. The primary bedroom is conveniently located on the main level and includes a lovely ensuite with a jetted tub and separate walk-in shower. You'll also appreciate main floor laundry and a handy half bath. Step outside onto the large back deck and take in the breathtaking views, where your morning coffee and summer evenings truly shine. Downstairs, you'll find a spacious family room, two additional bedrooms, a full bathroom, loads of storage, and in-floor heating powered by one of two newer hot water tanks (2023). Outside is where this property really checks all the boxes: a heated attached double garage, plus an impressive 29x30 heated shop perfect for hobbies, projects, or extra storage. This acreage is fully fenced and set up for rural living with a deep well to 2000 gallon Cistern, that goes into a holding tank and pumps into the house at 4 gallons per minute, filtration and aeration, a well-maintained septic tank and septic field, located behind the house (north side) in the pasture, and a backup generator. Landscaping, underground sprinklers (Leavitt Irrigation), and a beautiful mix of trees, including Laurel Leaf Willows, Poplars, and newer apple and pear

trees that just round out the setting. Whether you're dreaming of a quieter pace, a hobby farm, or simply more room to breathe, this property offers a lifestyle that's hard to beat. Call your favourite REALTOR® today and come see for yourself why this could be your little piece of Southern Alberta paradise.