



**30058 Hwy 501**  
**Rural Cardston County, Alberta**

**MLS # A2189734**



**\$550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,866 sq.ft.	<b>Age:</b>	1902 (123 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	1.92 Acres		
<b>Lot Feat:</b>	No Neighbours Behind, Private, Secluded, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	Septic Tank
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<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

It's time for you to take a family drive two minutes west of the town of Cardston, because there you will not only find a stunning view of the mountain, but also this spectacular two-acre hobby farm perfect for young and old families alike! This home has four bedrooms, four bathrooms, and has received several updates over the years that have improved the property while maintaining the original character of the home. Stepping inside, you will appreciate the hardwood floors, the freshly painted rooms, and the sheer amount of space that your family has to spread out and enjoy. The main level boasts real wood cabinetry in the kitchen, large windows, and the spacious primary bedroom which includes a huge walk in closet, ensuite bathroom, and gas fireplace for those cold winter nights. Upstairs you will find a guest suite along with two more bedrooms and an additional full bathroom, perfect for young families hoping to keep their kids all on one level. A hobby farm requires a significant amount of storage for food storage, tools, decor, and more and thankfully, the basement of this home has plenty of storage space suited to filling that need. You will also find much additional storage outside with two storage sheds and a camp kitchen! Outside there is space for you to have chickens, horses, goats, and other animals, providing your children the opportunity to learn the value of hard work. This home has been lovingly cared for and expanded by the current sellers who built a large addition onto the home, making this home more conducive to raising a family. With the convenience of municipal water and the proximity to the town of Cardston and all of its amenities including: grocery stores, restaurants, hospital, golf course, shops, and so much more this home is in a prime location for people of all ages and stages of life! If you are ready to get away from city life and start your

hobby farm journey this is a property you must look at today! Call your REALTOR® to book your showing!