



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

213079B Twp 70
Rural Cardston County, Alberta

MLS # A2198394



\$999,900

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,369 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	23.53 Acres		
Lot Feat:	Farm		

Heating:	In Floor, Forced Air	Water:	See Remarks
Floors:	Laminate, Linoleum, Tile, Vinyl	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	23-6-21-W4
Exterior:	Vinyl Siding	Zoning:	Group Country Residential
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 4 livestock waterers, in floor heat in basement and garage, chicken coop, rough in bar in basement, pressure tank in basement

If you've been dreaming of the perfect balance between peaceful country living and the convenience of city life, this is the property for you! Located just 10 minutes south of Lethbridge, this beautiful 24-acre property offers comfortable living accompanied by breathtaking views and abundant space for all your outdoor adventures. Designed with equine lovers in mind, the property features an outdoor riding area, several shelters for horses or donkeys, livestock waterers, and even a chicken coop for those who want to enjoy fresh, homegrown eggs. Gardening enthusiasts will love the 25 gallon per minute domestic irrigation line provided by the Raymond Irrigation District. The 6-bedroom, 4-bathroom bungalow home has been built with Insulated Concrete Forms (ICF) from the ground up, ensuring optimal energy efficiency. Along with in floor heat in basement and garage. For added peace of mind, you'll have access to municipal drinking water — a true bonus for southern Alberta! Whether you're looking for a scenic rural lifestyle or a place to let your horses roam freely, this property truly has it all. Don't miss out on this unique opportunity to own your own piece of paradise!