



GRASSROOTS
REALTY GROUP

1-833-477-6687

aloha@grassrootsrealty.ca

24084 Range Road 252 Township road 25
Cardston, Alberta

MLS # A2207211



\$2,250,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	2,543 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	3 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	79.50 Acres		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Near Town:	Cardston
Basement:	Finished	LLD:	27-2-25-W4
Exterior:	Brick, Concrete	Zoning:	agriculture
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, No Smoking Home		

Major Use: Barley

This home is a must see if you are wanting a property in the country with 2543 sq ft on the main floor with another 2299 sq ft down stairs. This property has a view of the Rockies with Waterton & Glacier only 40 minutes away. If you are heading to South to the USA the border is only 15 minutes away with with Kalispell or Calgary 2 1/2 hours away and Great Falls 3 hours away. The great advantage of this property is the 5 minute drive for services in the town site of Cardston with the Airport only 1 minute away. This property also brings in approximately \$200.00 per acre and \$48,000 in grain storage rental. This gives property gives you the feeling of a farmer without all the work. A must see!