



221044 Twp Rd 50
Rural Cardston County, Alberta

MLS # A2282767



\$1,890,000

Division:	NONE		
Cur. Use:	Agricultural		
Style:	Bungalow		
Size:	1,700 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Gravel Driveway		
Lot Size:	76.68 Acres		
Lot Feat:	Landscaped, Lawn, Many Trees, Private		

Heating:	Mid Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Near Town:	Magrath
Basement:	Full	LLD:	2-5-22-W4
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	Agricultural Land + Resid
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Jetted Tub, Vaulted Ceiling(s)		

Major Use: Grain

76.68 Acres m/l with 77 acres water rights and beautiful well kept home. The accompanying farmland borders a gorgeous natural coulee that is included in the titled lands. Quiet location with stunning view of the Milk River Ridge and the Eastern Slopes, mature, impeccably landscaped yard with many trees creates a sense of serene privacy. The home has a large kitchen/dining/living area with vaulted ceilings for a nice, open feel. Manufactured stone and vinyl siding allow for less maintenance while retaining curb appeal. The home features a full, unfinished basement with high ceilings and clearspan beams for the ability to develop into large unobstructed rooms and bathroom rough in. The home has two hot water tanks, 3 bathrooms and a water softener as well as central air conditioning, making for added comfort and convenience.