



GRASSROOTS
REALTY GROUP

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22037 Range Road 280
Cardston, Alberta

MLS # A2312499



\$949,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,246 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	10.00 Acres		
Lot Feat:	Other, See Remarks		

Heating:	Electric, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	18-2-27-W4
Exterior:	Wood Frame	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: 12 foot Christmas tree on stand

WAKE UP TO BEAUTIFUL SUNRISES AND GO TO BED WITH PICTURESQUE SUNSETS! This property has it all. It is a custom built, 2 storey, 8 year old home on 10 acres with a year round running creek. Pictures do not do justice for the spectacular view of Chief Mountain and the Rocky Mountains and only 10 minutes from Waterton Lakes National Park. The property has a 32' x 40' heated shop with 14' x 12' overhead door. There is also a 53' x 8' shed for storage, and an 8' x 12' garden shed. Flower beds and lawn area surround the home. There are two 4 acre parcels fenced for horses with the year round creek running through the east parcel. The home consists of a loft with two bedrooms, bathroom and sitting area that overlooks the main level living room and dining room. The main floor living room has a gas fireplace and the south wall is all windows which give an unobstructed view of the mountains to the south and west of the property. Main level also has a master bedroom with an ensuite and walk-in closet. You will also find a laundry room, full bathroom, and an office with garden doors on the main floor. The kitchen has two ovens, one being an eye level oven, and the kitchen has a walk in pantry which is also accessible from the north entrance to the home. Off the master bedroom is a 4' x 16' deck through garden doors, from which is yet another spectacular view of Chief Mountain to the left and the Rocky Mountains to the right. Off the dining room, there is a partial wrap around 34' x 12' deck through garden doors, which deck wraps around to the north entrance of home and measures 5'x20'. The deck provides a serene, picturesque view of the year round creek and the prairie land to the east. The basement has three unfinished bedrooms (boarded but not mudded and taped), full bath, family room, and large furnace storage room. The home

has a/c and forced air heating.