



GRASSROOTS
REALTY GROUP

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265036 TWP RD 30
Cardston, Alberta

MLS # A2320233



\$455,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Modular Home		
Size:	1,165 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	3.00 Acres		
Lot Feat:	Few Trees, Front Yard, Lawn, No Neighbours Behind, Private, Square Shape		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	6-3-26-W4
Exterior:	Stucco	Zoning:	AG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Storage, Vinyl Windows		

Inclusions: None

Escape to country living on this beautifully updated 3 acre property, offering the perfect blend of comfort, functionality, and self-sufficiency. This spacious modular home with a fully developed walk-out basement, features 4 bedrooms and 3 bathrooms, with approximately 1,165 sq. ft. on the main level and thoughtful upgrades throughout. The bright and inviting main floor has been designed with accessibility in mind and is fully wheelchair accessible, including access to the large deck with ramp. The spacious kitchen has been refreshed with new countertops, newer cabinetry, and updated finishes, creating a welcoming space for everyday living and entertaining. A sunroom provides a fantastic spot to relax and soak in the surrounding views year-round. The primary suite offers a peaceful retreat, complete with a stunning view from the bedroom window and a private ensuite featuring an oversized soaker tub. The versatile bathrooms have been beautifully renovated with updated fixtures, including a heated floor for added comfort. Throughout the home you'll appreciate the extensive improvements, including new flooring, updated ceilings, vinyl windows, newer doors, toilets and fixtures, PEX plumbing, updated electrical, and newer shingles. Downstairs, the walk-out basement expands your living space and includes a cozy WETT-inspected wood-burning stove, an outlet already installed for a projector, and creative spaces that could easily be transformed into reading nooks or additional storage. Outside is where this property truly shines. The fully fenced acreage features secure gates, mature landscaping, apple trees, raspberries, saskatoons, and sea buckthorn berries, along with raised garden beds, a large greenhouse, gazebo, sheds, and additional outbuildings ideal for chickens, storage, hobbies, or small livestock. Horse lovers will appreciate the nearby

equestrian atmosphere, with neighbouring horses and plenty of room to keep your own. The oversized single attached garage offers an automatic overhead door, abundant attic storage, and in-floor heating. Additional features include a strong 20 GPM well, gas hookups for an upstairs stove and dryer, new exterior spigots, and infrastructure already in place for a wind generator. With excellent solar exposure and the potential for off-grid living, this property offers endless opportunities to embrace a more independent lifestyle without sacrificing modern conveniences. Whether you're dreaming of hobby farming, raising a family in the country, or simply enjoying the peace and privacy of acreage living, this gorgeous property is ready to welcome you home. Contact your favourite REALTOR® today to view this home!