



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

263072A Township
Rural Cardston County, Alberta

MLS # A2343265



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	1,341 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	2.13 Acres		
Lot Feat:	Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscape, Pasture		

Heating:	Forced Air, Natural Gas	Water:	Well
Floors:	Carpet, Hardwood, Tile	Sewer:	Septic Field
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Country Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s), Vinyl Windows		
Inclusions:	None		

COUNTRY LIVING AT ITS BEST! Welcome to this exceptional custom-built home situated on 2.13 acres in the beautiful community of Leavitt, Alberta. From the moment you arrive, you'll appreciate the quality construction, thoughtful design, and pride of ownership throughout this impressive property. Inside, the home offers a warm and inviting open-concept design, creating an ideal space for both everyday family living and entertaining. Beautiful hardwood flooring adds warmth and character, while the custom kitchen with granite countertops provides a stylish and functional heart to the home. The kitchen, dining, and living areas flow seamlessly together, making it easy to enjoy time with family and guests. When the Alberta winter sets in, the wood stove provides a cozy place to gather and warm up on those cold winter nights. Step outside onto the low-maintenance deck, constructed with durable materials that won't rot, providing a beautiful outdoor living space without the upkeep of traditional wood decking. With a dedicated BBQ and entertaining area, it's the perfect place for summer gatherings, family barbecues, or relaxing evenings outdoors. The 2.13-acre property has been thoughtfully set up for rural living, featuring steel fencing, a pasture area for animals, and irrigation to keep the grass, trees, and livestock well watered. Whether you're looking to have a few animals, create a hobby farm, or simply enjoy the space and privacy that acreage living provides, there is plenty of room to make this property your own. The heated shop adds even more versatility, offering an ideal space for projects, hobbies, equipment, storage, or a home-based business. With paved road access right to the property, convenience is another great feature of this exceptional acreage. A property like this doesn't come along every day. Come see why this beautiful Leavitt

acreage could be the perfect place to call home!