



Anne French  
Your REALTOR®  
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30048A Secondary Rd 501  
Rural Cardston County, Alberta

MLS # A2302871



**\$725,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	2,742 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, RV Access/Parking		
<b>Lot Size:</b>	1.18 Acres		
<b>Lot Feat:</b>	Back Yard, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Septic Field
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	Country Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Built-in gas range, built-in oven, dishwasher, dryer, freezer, garage control(s), garburator, microwave, refrigerator, washer, window coverings, shed, firepit

Experience the space, comfort, and privacy of country living on this beautifully maintained 1.18-acre property just southwest of Cardston and only a short drive from Waterton Lakes National Park. Offering more than 4,200 sq. ft. of thoughtfully designed living space, this exceptional home provides room for growing families, entertaining, and even potentially home-based business opportunities. Inside, you'll find five spacious bedrooms, four full bathrooms, multiple gathering areas, and flexible bonus spaces that can easily serve as a home office, fitness studio, creative workspace, or hobby room. The impressive primary retreat is designed for relaxation, featuring its own fireplace, generous walk-in closet, luxurious ensuite, and stunning mountain views, including the grand Chief Mountain. The heart of the home is a well-appointed kitchen built for everyday living and large-scale entertaining alike. Enjoy granite countertops, an oversized island, abundant cabinetry, a walk-in pantry, premium side-by-side refrigeration, and a newer gas range. Nearby living and recreation spaces are warmed by three gas fireplaces, creating inviting settings throughout every season. Additional features include central air conditioning, two commercial-grade hot water tanks, underground sprinklers supplied by irrigation water, town water service, and numerous recent exterior upgrades, including newer roofing and siding. Outdoors, the fully landscaped yard offers a fenced backyard, expansive deck, firepit area, storage shed, and garden space. The paved driveway provides ample parking, complemented by dedicated RV parking and an attached, spacious double garage! Combining impressive square footage, quality amenities, and breathtaking Southern Alberta scenery, this property delivers the acreage lifestyle you've been waiting for!! Call your REALTOR and book your

showing today!