

\$750,000 - 280025 Twp Rd 43, Rural Cardston County

MLS® #A2116406

\$750,000

5 Bedroom, 4.00 Bathroom, 1,801 sqft
Residential on 3.26 Acres

NONE, Rural Cardston County, Alberta

With an INCREDIBLE view of the mountains, acres of elbow room on all sides, and stunning curb appeal, this beautiful home welcomes its next owner! Located less than 30 minutes from Waterton Lakes National park, a hop, skip, and a jump from Waterton reservoir, and just outside the town of Hill Spring this home is surrounded by a vast amount of amenities and potential for activities! From hiking the Rockies, to biking, swimming, fishing, kayaking, camping, and so much more this property is ideally situated to act as your primary residence or perhaps a home away from home! When you arrive at the property you will appreciate the separate entrance from the garage into the basement, the double attached garage, the outdoor basketball court, hot tub/patio area, pizza oven, natural gas fireplace on the deck, wood fire pit area, and storage shed and the large front porch. Inside the home there have been several recent updates including: freshly painted basement, gym room downstairs, new light fixtures, new farm house sink, and refinished, real wood cabinets in the kitchen! This home not only has fantastic artisan well water, but town water is run to the property line and could be hooked in to in the future should you desire. The home consists of FIVE large bedrooms, three full bathrooms, the gym room, a kitchen downstairs that can be used for baking, canning, or by cooking enthusiasts, beautiful hardwood floors, a natural gas fireplace upstairs vaulted ceilings, stainless steel



appliances, a convenient back hall/mud room and main floor laundry, a gorgeous back deck, and a lovely primary bedroom with an ensuite bathroom including a large tub. If you are looking for a fantastic family home look no further!! This home sits on just over three and a quarter acres and is right ready for you to turn the key and move on in!!

Built in 2003

Essential Information

MLS® #	A2116406
Price	\$750,000
Sold Price	\$725,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,801
Acres	3.26
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Sold

Community Information

Address	280025 Twp Rd 43
Subdivision	NONE
City	Rural Cardston County
County	Cardston County
Province	Alberta
Postal Code	T0K 1E0

Amenities

Parking	Double Garage Attached
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Interior

Interior Features	Built-in Features, High Ceilings, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Basketball Court, Fire Pit, Garden, Private Entrance, Private Yard, Storage
Lot Description	Standard Shaped Lot, Treed
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 17th, 2024
Date Sold	June 28th, 2024
Days on Market	72
Zoning	CR
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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