

**230065 Twp Rd 43**  
**Rural Cardston County, Alberta**

**MLS # A2201180**



**\$650,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bungalow		
<b>Size:</b>	1,662 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	14.04 Acres		
<b>Lot Feat:</b>	Standard Shaped Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	Co-operative
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	Septic Field, Septic Tank
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	CR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Storage		

**Inclusions:** fridge, stove, dishwasher, washer, dryer, window coverings

Welcome to this breathtaking 14-acre property, a rare gem that offers the perfect blend of comfort, privacy, and functionality. Nestled in nature between Magrath and Spring Coulee, this home boasts an expansive layout and an array of thoughtful features that will exceed your expectations! The main level greets you with a spacious back mud hall and entry, complete with a convenient powder room, perfect for guests and washing up after coming in from outside chores. The kitchen shines with a brand-new stainless steel dishwasher, plenty of countertop space, and a large dining room making family meal time easy! The upstairs living room is the heart of the home, featuring a cozy electric fireplace with built in shelves on either side and soaring vaulted ceilings that create a sense of openness and light. Several freshly painted rooms provide a clean, modern farm house feel and further add to the bright airiness in the home! The primary suite is a tranquil retreat, offering a private three-piece ensuite bathroom for ultimate relaxation. The lower level is equally impressive, with a second natural gas fireplace, a huge storage room, and a projector screen setup for the ultimate home theater experience. Gorgeous wainscoting and an abundance of natural light complete this inviting space, making it ideal for entertaining or unwinding. Step outside to the expansive back deck, surrounded by mature trees that provide both privacy and beauty! The double attached garage offers plenty of space for your vehicles, while the extensive outbuildings include: a barn for animals, a horse shelter, a guest house behind the main home that could be brought up to liveable condition with a bit of elbow grease, and a single detached garage/shop for all your hobbies and storage needs! With acres of land and exceptional features throughout, this property offers the perfect balance of rural serenity and

modern comfort. Don't miss your chance to own this extraordinary home &ndash; call your REALTOR<sup>®</sup>, schedule a viewing, and experience all it has to offer!