

# \$1,200,000 - 270022 Twp Rd 22, Rural Cardston County

MLS® #A2236406

**\$1,200,000**

3 Bedroom, 3.00 Bathroom,  
Agri-Business on 40.00 Acres

NONE, Rural Cardston County, Alberta

This beautiful property near Beazer features 40 acres of land complete with a creek and personal campground, a barn, animal handling equipment, and a charming three-bedroom, three-bathroom home for you and your family to enjoy! Approaching the home, you'll notice the home's wrap-around porch, perfect for soaking up those striking foothills views. Inside, a convenient home office can be found as well as a spacious living room with a fireplace and large front window providing the ideal spot to relax and unwind. Down the hall, the kitchen features a smart U-shaped layout with tons of cupboards and counter space. The dining room is bright and welcoming, nestled next to a large bay window. Upstairs, the primary bedroom is calm and restful, with a seating nook, walk-in closet, and four-piece ensuite bath. Two more bedrooms, each with their own walk-in closets, and another full four-piece bathroom complete the upper level. Storage areas downstairs and in the single attached garage compliment the shed storage found outside. Garden plots and a greenhouse will be a hit with the green thumb in your family, while a barn, pasture, animal pens, and calving shelters will keep livestock and equipment in top shape. If a well-cared-for agricultural property with a two-storey home sounds like the spot for you, give your REALTOR® a call and book a showing today!



## Essential Information

|            |               |
|------------|---------------|
| MLS® #     | A2236406      |
| Price      | \$1,200,000   |
| Bedrooms   | 3             |
| Bathrooms  | 3.00          |
| Full Baths | 2             |
| Half Baths | 1             |
| Acres      | 40.00         |
| Type       | Agri-Business |
| Sub-Type   | Agriculture   |
| Status     | Active        |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 270022 Twp Rd 22      |
| Subdivision | NONE                  |
| City        | Rural Cardston County |
| County      | Cardston County       |
| Province    | Alberta               |
| Postal Code | T0K0C0                |

## Interior

|            |                                                                     |
|------------|---------------------------------------------------------------------|
| Appliances | Dishwasher, Refrigerator, Stove(s), Window Coverings, Dryer, Washer |
|------------|---------------------------------------------------------------------|

## Exterior

|                 |                                               |
|-----------------|-----------------------------------------------|
| Lot Description | Back Yard, Front Yard, Lawn, Pasture, Private |
|-----------------|-----------------------------------------------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 70             |
| Zoning         | AL             |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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