

# \$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, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
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## Exterior

Lot Description	Back Yard, Front Yard, Lawn, Private, Pasture
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## Additional Information

Date Listed	July 3rd, 2025
Days on Market	47
Zoning	AL

## Listing Details

Listing Office	Grassroots Realty Group
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