\$740,000 - 263072a Twp Rd 30, Leavitt

MLS® #A2241970

\$740,000

3 Bedroom, 3.00 Bathroom, 1,333 sqft Residential on 2.29 Acres

NONE, Leavitt, Alberta

Peaceful Country Living with Breathtaking Views! Nestled just outside the charming community of Leavitt in Rural Cardston, this beautiful 2.1-acre property offers a rare blend of comfort, functionality, and scenic country serenity. Built in 2005, the home features over 2300 square feet of thoughtfully designed living space, with 9-foot ceilings up and down that create a spacious, airy feel. Inside, you'II find a warm and welcoming open-concept main floor, with pine hardwood floors, custom wood cabinetry, granite countertops, and new stainless steel appliancesâ€"including a gas stove, fridge, compactor, dishwasher, and a vented microwave hood fan. The main level offers a bright primary bedroom with a gorgeous ensuite complete with a jetted tub and separate walk in shower. Other main floor features include built-in closet storage, a convenient half bath, laundry, and access to a beautiful composite deck perfect for your favourite morning breakfast and breathtaking Alberta views. Downstairs includes a large family room, two additional bedrooms, a full bathroom, plenty of storage space, and in-floor heating powered by one of two newer hot water tanks (2023). The cozy wood-burning stove has been inspected and is ready to keep things toasty all winter long. A/C and a new humidifier add to your year-round comfort. The attached double garage is heated, and the impressive 30x32 heated shop provides ample space for hobbies, storage, or work. You'll also







appreciate the upgraded systems including new plumbing, a well-thought-out water setup (deep well with soft water, filtration, and aerator), a backup generator, and a well-maintained septic system. The property is beautifully landscaped with underground sprinklers (Leavitt Irrigation), mature trees including Laura leaf willows, poplars, and newer apple and pear trees. There's even space for horses to graze! Whether you're dreaming of quiet country life, a hobby farm, or simply more room to breathe, this acreage checks all the boxes. Don't miss your chance to own a piece of Southern Alberta paradise!

Built in 2005

Essential Information

MLS® # A2241970 Price \$740,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,333
Acres 2.29
Year Built 2005

Type Residential Sub-Type Detached

Style Acreage with Residence, Bungalow

Status Active

Community Information

Address 263072a Twp Rd 30

Subdivision NONE City Leavitt

County Cardston County

Province Alberta
Postal Code T0K 0K0

Amenities

Parking Double Garage Attached, Off Street

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Granite Counters, Pantry, Storage

Appliances Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator,

Trash Compactor, Washer

Heating In Floor, Forced Air, Hot Water, Wood Stove

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Wood Burning Stove

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line, Fire Pit, Garden, Private Entrance, Private Yard, Rain

Gutters, Storage, Rain Barrel/Cistern(s)

Lot Description Back Yard, Farm, Few Trees, Front Yard, Fruit Trees/Shrub(s), Lawn,

Private

Roof Asphalt Shingle Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed July 21st, 2025

Days on Market 91

Zoning AG but used as Country Re

Listing Details

Listing Office Grassroots Realty Group

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