

\$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'll find a warm and welcoming open-concept main floor, with pine hardwood floors, custom wood cabinetry, granite countertops, and new stainless steel appliances—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	102
Zoning	AG but used as Country Re

Listing Details

Listing Office	Grassroots Realty Group
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