



21054 A Range Road 264  
Cardston, Alberta

MLS # A2283755



**\$875,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Cottage/Cabin		
<b>Size:</b>	1,424 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Door Opener, Gravel D		
<b>Lot Size:</b>	10.01 Acres		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	8-2-26-W4
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	Ag
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)		

**Inclusions:** N/A

Tucked away on a quiet dead-end road just 10 minutes west of Cardston, this exceptional 10-acre acreage offers privacy, efficiency, and a truly self-sustaining lifestyle. Located approximately one mile off paved Highway 501 and accessed by a private road, the setting is peaceful yet practical. The land itself is something special. It has been in the same family for 130 years and this is the first time on the market! A pristine spring-fed flowing 74/7 water source, mature trees that provide excellent wind protection, a well-established garden, and fruit trees scattered throughout the property create a landscape that is both beautiful and productive. This is acreage living at its best. The home is a charming cottage-style residence featuring five bedrooms and a thoughtful, efficient design. Built to last, it is exceptionally well-constructed and economical home. A fan coil heating system keeps utility costs impressively low, and the property is serviced by Chief Mountain Gas Co-op—meaning no gas distribution charges - a valuable advantage! There is an awesome concrete root cellar under the red shed. Private, protected from wind, and perfectly located, this is a once-in-a-three generation property for anyone seeking space, sustainability, and serenity without sacrificing proximity to town. If you’ve been waiting for something truly special—this is it.