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## BED & BREAKFAST,RESTAURANT FOR SALE

Businesses and Franchises for Sale > Business for Sale





**Location**  
Cardston, Alberta



**Listing ID:**  
26825


**MLS ID:**  
A2177858

**\$999,990**



 **GORD HYLAND**  
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 173 7 Avenue W, Cardston , Alberta T0K0K0

<b>Transaction Type</b> For Sale	<b>Days On Market</b> 284	<b>Business Name</b> Cobblestone Manor
<b>Business Type</b> Bed & Breakfast,Restaurant	<b>Zoning</b> R-11 R-13	<b>Subdivision</b> NONE
<b>Year Built</b> 1889	<b>Structure Type</b> Mixed Use	<b>Property Type</b> Commercial
<b>Property Sub Type</b> Mixed Use	<b>Legal Plan</b> 7710921	<b>Building Area (Sq. Ft.)</b> 5984.00
<b>Building Area (Sq. M.)</b> 555.93	<b>Lot Size (Sq. Ft.)</b> 32234	<b>Lot Size (Acres)</b> 0.74
<b>Inclusions</b> Call Listing Agent	<b>Restrictions</b> Historic Site	<b>Reports</b> RPR with Compliance,Site Plans,Title

PRICE REDUCED on this Historic Cardston Gem on 0.74 Acres – A Rare Opportunity! Step back in time with one of Cardston's original homes, a property rich in history and charm. Designated an Alberta Historic Resource, this unique estate beautifully preserves its heritage while offering modern functionality. The Manor • Construction & Craftsmanship: Built between 1889 and 1929 by Henry Hoet, a Belgian finishing carpenter, using local river rocks, rare hardwoods, and vibrant stained glass. • Unique Details: o Intricate ceiling tiles crafted from rare wood remnants from the Alberta Mormon Temple and the iconic Prince of Wales Hotel in Waterton Park. o Tiffany lights and custom bookshelves imported from Italy in the 1920s. • Layout: o Three dining rooms, a commercial kitchen, reception area, and washrooms. o Private owner's suite with a main-floor primary bedroom (with ensuite), a kitchen, laundry, office, and two upstairs bedrooms with a shared bathroom. • Ambiance: Featuring three fireplaces, the manor exudes timeless charm and is ideal for weddings, corporate retreats, or special events, with seating for up to 95 guests. B & B Building • Two distinct suites designed for short- or long-term rentals: o Main Floor: Two bedrooms, two bathrooms, kitchen, living room, and sauna. o Upper Floor: Two bedrooms, one bathroom, and a rooftop patio overlooking the grounds. Business Potential The on-site restaurant currently operates a twice-weekly buffet but has ample room for expansion. It's perfect for hosting birthdays, anniversaries, funerals, corporate meetings, or retreats. Its rich history and cozy ambiance make it a "special place" ideal for visitors and locals alike. Located in picturesque Cardston, this property offers endless opportunities: as a thriving business, a stunning private residence, or both. Whether you envision an event venue, boutique accommodations, or a cherished family home, this one-of-a-kind property is ready for its next chapter. Don't miss the chance to own this piece of Alberta's history!

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