



GRASSROOTS
REALTY GROUP

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135 5 Street W
Cardston, Alberta

MLS # A2223238



\$435,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,468 sq.ft.	Age:	1989 (36 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Cement Fiber Board
Foundation:	Poured Concrete
Features:	Breakfast Bar, Ceiling Fan(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-1
Utilities:	-

Inclusions: N/A

Step into this beautifully maintained 1989 bungalow offering over 2700 square feet of open-concept living space. Featuring gorgeous manufactured wood flooring in the main living area and stylish quartz countertops along with vinyl flooring in the kitchen, this home blends classic charm with contemporary updates. You will love the cozy gas fireplace for snuggling up on cool evenings. The large east facing front window brings in rays of sunshine throughout the day. Enjoy three spacious bedrooms upstairs along with a full bathroom. The main floor primary bedroom with it's walk in closet includes a private ensuite, a retreat you will love. The basement boasts in-floor heating and new boiler furnace, a spacious family room, tons of storage space, a sewing room/office area, 2 more spacious bedrooms plus, a Hair Studio complete with salon style sink and a walk in shower! Outside, you'll love the expansive 1 acre lot complete with both a front and back deck! The beautiful, large back deck with metal railings, is perfect for entertaining, while the lovely front deck is for catching those stunning morning sunrises. The hardy board siding and asphalt shingles offer long-term durability, and new vinyl windows throughout provide energy efficiency. Gardening enthusiasts will appreciate the strawberry patch, raspberries, apple trees and fantastic garden space. Additional perks include a double car attached garage, an insulated workshop with an attached single garage, and two more additional sheds! Cardston is home to a beautiful Temple, fantastic schools, parks, all the amenities you need, and just 20 minutes from stunning mountain hikes! This property truly has it all—space, style, and serene surroundings. Don't miss out! This property is priced to sell! Call your favourite REALTOR® today to book your showing!

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