



**GRASSROOTS**  
REALTY GROUP

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721 7th Avenue W  
Cardston, Alberta

MLS # A2226951



**\$419,000**

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,082 sq.ft.	Age:	2024 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Boiler, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Zoned	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 120
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms)	Zoning:	RC-M
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

LOADED WITH ALL THE UPGRADES - Welcome to main floor living at its finest in this brand new, MOVE-IN-READY, single car garage, 2 bedroom, 2 bathroom condo, offering over 1000 square ft of thoughtfully designed living space. Enjoy the comfort and efficiency of in-floor heating with multi-zone control, high-efficiency combination boiler, and central air. The open concept kitchen and living room feature luxury vinyl plank flooring, vaulted ceilings, a large island, sleek stainless steel appliances, gold faucet accents, and ample cabinet space. The cozy fireplace in the living room adds warmth and charm. The spacious primary suite includes a walk-in shower and a beautifully designed ensuite. Wide 36" door frames make this unit fully accessible. Vinyl windows fill the space with natural light, and sound mitigation throughout ensures quiet, peaceful living. This quality built home boasts exterior walls made from 6.5" structural insulated panels (R22 rated) and an insulated concrete form foundation for top-tier energy efficiency. Radon protection is built-in, along with an air exchanger for fresh indoor air. An exciting common area with Pickleball courts coming soon, adds to the lifestyle appeal of this low maintenance home. A perfect combination of quality, comfort, and community living! Call your favourite REALTOR® to book your showing today!