



GRASSROOTS
REALTY GROUP

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688 8A Avenue W
Cardston, Alberta

MLS # A2227080



\$495,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,587 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: None

Welcome to this spacious and inviting bungalow, ideally located just steps away from Lee Creek Valley Golf Course. With an open-concept floor plan and vaulted ceilings, this home offers a bright, airy atmosphere perfect for family living and entertaining. The heart of the home is the beautiful kitchen, featuring custom maple cabinets, a large island for meal prep and casual dining, and a walk-in pantry providing plenty of storage space for all your kitchen essentials. This home boasts 5 generously sized bedrooms and 3 full bathrooms, offering plenty of room for families or those who love to host guests. Stay comfortable year-round with central air conditioning, and enjoy the convenience of underground sprinklers to keep your lawn lush and green all summer long. Additional highlights include ample storage throughout, and the convenience of being near community walking and biking paths, ideal for outdoor enthusiasts. Don't miss your chance to own this exceptional property!