



**GRASSROOTS**  
REALTY GROUP

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**565 8A Avenue W  
Cardston, Alberta**

**MLS # A2234831**



**\$465,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,521 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Lawn, Private		

<b>Heating:</b>	Fireplace(s)	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Crown Molding, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)		

**Inclusions:** Emergency water supply tank (blue tank) located in the utility room.

Welcome to this beautiful bungalow just one block from the stunning Lee Creek Valley Golf Course! This 4-bedroom, 3-bathroom home is located in a fantastic neighbourhood on the west side of Cardston! Step into the bright open concept living space that seamlessly connects the kitchen, dining, and living areas, perfect for entertaining or family life. The kitchen features sleek granite countertops, a central island, and plenty of cabinet space for all your cooking needs. The dining area flows effortlessly into the living room, where you'll find a cozy fireplace and large windows letting in tons of natural light. The main floor offers two bedrooms, including a spacious primary retreat with a 4-piece ensuite featuring both a soaker tub and a separate shower. Downstairs boasts a large family room, two more bedrooms, and another full 4-piece bathroom, ideal for guests, teens, or additional living space. Step outside to enjoy the beautiful back deck with enclosed glass railings, a fully fenced yard with raised flower beds, and a huge insulated workshop (32' x 16' x 9') with a new metal roof, complete with power and heating—perfect for hobbies or storage. The double car garage and extra-long driveway provide ample parking, even for trailers or RVs. To top it off, this home comes complete with underground sprinklers for both the front and back yard! Only steps from the Lee Creek Valley Golf Course and Cardston's scenic walking paths with disc golf! Cardston offers stunning views of the Rocky Mountains and access to parks, schools, a hospital, grocery stores, and more. This home is currently tenant occupied until Oct 5, but tenants are willing to move out earlier for back-to-school if needed. This home has been lovingly cared for by the current tenants as if it were their own. Come and see! Call your favourite REALTOR® today so you don't

miss out on this fantastic opportunity!