



GRASSROOTS
REALTY GROUP

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**623 2nd Street E
Cardston, Alberta**

MLS # A2244131



\$569,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,262 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Gentle Sloping, Private, Views		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt

Basement: Finished, Full

Exterior: Composite Siding, Wood Frame

Foundation: Poured Concrete

Features: No Smoking Home

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: residential

Utilities: -

Inclusions: See remarks

Discover a rare opportunity to own a spacious family home in one of the most desirable locations in Cardston. This property offers uninterrupted, breathtaking views with a large lot that borders town reserve land — meaning your view and privacy will be preserved for years to come. Inside you will find a well designed home with all the features your family needs: Spacious sun room with in floor hot water heat and a cozy electric fireplace downstairs with the potential of a woodstove as chimney is already installed. The home has 2 hot water tanks which have recently been replaced, not to mention the Air conditioning and the film they put on the windows to reduce the western exposure. The home was repainted in the last 4 years as well. The garage has radiant heating and a drain in the floor for when you pull your vehicle in with snow on it. With all that the seller is leaving like the hot tub which has recently had \$3500.00 of upgrades and the dog runs this is a must see.