



GRASSROOTS
REALTY GROUP

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**628 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. 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.