



841 1 Street W
Cardston, Alberta

MLS # A2300717



\$539,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,407 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Gentle Sloping, Lawn, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Vinyl Windows		

Inclusions: Blinds

Welcome to this hidden gem in the heart of Cardston! This beautifully designed bungalow offers convenient main level living and over 2,500 sq. ft. of thoughtfully finished space, blending quality craftsmanship with comfort and functionality. Step inside to a bright, open concept layout featuring large windows that flood the home with natural light. The main living areas showcase tile flooring, a cozy gas fireplace, and timeless finishes including hickory cabinetry and granite countertops. The kitchen is well equipped with a full appliance package and ample counter space, perfect for both everyday living and entertaining. Step out onto the composite deck and take in truly exceptional panoramic views. From the stunning Rocky Mountains to the town below and the iconic Cardston Alberta Temple, this is a setting you'll never tire of, perfect for enjoying warm afternoons and breathtaking sunsets. The spacious primary bedroom is conveniently located on the main floor and features a private ensuite along with direct access to the deck, creating a peaceful retreat. Main floor laundry adds to the home's practicality. The fully developed walkout basement offers a generous second living area with a gas fireplace, two additional bedrooms, and a comfortable space for relaxing or hosting guests. Outside, the beautifully landscaped yard is filled with mature trees and perennials, offering a serene outdoor escape. The sale includes the lot directly behind the home to the west. This additional parcel cannot be built on, ensuring no rear neighbours and preserving your unobstructed views, while giving you extra space to enjoy, whether for recreation, privacy, or simply added breathing room. Additional features include central A/C, ceiling fans, a new roof, Hardie board siding, underground sprinklers, a double attached garage, and a storage shed, all located on a quiet,

family-friendly dead-end street. This is a unique opportunity to own a well cared for home with unmatched views, added land, and exceptional privacy. Contact your favourite REALTOR® today to book your private showing!