



GRASSROOTS
REALTY GROUP

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308 8 Street W
Cardston, Alberta

MLS # A2130139



\$349,000

| | | | |
|------------------|---------------------------------|---------------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,092 sq.ft. | Age: | 1973 (51 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.24 Acre | | |
| Lot Feat: | Landscaped, Standard Shaped Lot | | |

| | |
|--------------------|----------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Laminate |
| Roof: | Asphalt Shingle |
| Basement: | Finished, Full |
| Exterior: | Composite Siding |
| Foundation: | Poured Concrete |
| Features: | Built-in Features, Storage |

| | |
|-------------------|----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R1 |
| Utilities: | - |

Inclusions: fridge, range, dishwasher, washer, dryer, garage door openers & remotes, patio furniture, barbecue, hot tub, sump pump, compost bins, queen box spring and frame, garden furniture

You've been dreaming of an affordable, turnkey home with a picture-perfect yard.... guess what? You found it! This gardeners and entertainers paradise property is a private oasis and winner of the best yard award in Cardston. It features a relaxing patio area overlooking a sunken fire pit and a stream to pond-less water feature. Imagine sitting out on your patio, listening to the relaxing sound of falling water while you entertain friends in this gorgeous setting. Adjacent it has a beautiful barbecue area for those family and friends gatherings. The easy to maintain large yard has many beautiful trees, 8 self-watering raised beds planted with strawberries, vegetables and herbs, 10'x20' greenhouse and a large shed for storage. There are several fruit trees as well as grape vines so you can enjoy fresh home grown produce. The garden has been designed with ease of maintenance in mind. Relax in the hot tub in the evening as the solar lighted garden gently twinkles. It is your own private oasis in the middle of Cardston. It is on a corner lot, one block north of the elementary school and one house away from a small park. Inside the home you will appreciate the pride of ownership shown by the current owners who have lovingly maintained, cared for and updated the property from top (such as new eavestroughs, fascia, soffit and newer shingles) to bottom (such as the refreshed kitchen and flooring though out the home and custom designer tiling in the bathrooms). This 5 bedroom and 2 bathroom home has a very functional layout with a living room by the front entrance for guests and a second large family room with a gas fireplace in the basement. The newly updated kitchen with stainless-steel appliances also features lots of storage and is open to the dining room so you can enjoy family time while preparing dinner. The double attached garage is insulated and enters

directly into the kitchen for quick grocery unloads. The fully finished basement includes a spacious family room with a gas fireplace, 2 bedrooms, spa bathroom with jetted tub and shower, full laundry room with a chute from the upper bathroom and a storage room with amazing built in shelving. The features inside and outside of this home are endless, but you will just have to see it for yourself to know just how incredible it is. Come check it out today!