



**422 West Creek Drive  
Cardston, Alberta**

**MLS # A2139748**



**\$499,000**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                   |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 2,062 sq.ft.           | <b>Age:</b>   | 2003 (21 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.24 Acre              |               |                   |
| <b>Lot Feat:</b> | Back Lane              |               |                   |

|                    |   |                   |             |
|--------------------|---|-------------------|-------------|
| <b>Heating:</b>    | Forced Air, Hot Water   | <b>Water:</b>     | -           |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -           |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -           |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -           |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | residential |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -           |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |             |

**Inclusions:** master bedroom suite, all light fixtures, pool table and accessories and ping pong table, upright freezer on in kitchen

Don't miss out on this custom built 2062 sq ft bungalow located in the southwest part of Cardston. Very quiet location located on West Creek drive with great neighbours all around and Sunset park only 1/2 block to the west. This 5 bedroom bungalow has a very open concept with a large oak kitchen, living room and dining room. This home would make a great family home featuring 5 bedrooms, 3 1/2 baths, exercise room, family room on the main floor and also in the basement, 4 gas fireplaces, built in vac, central a/c, hot water heat in the basement floor and also in the garage. The backyard has 2 decks, open face shed for barbecue and garden shed attached. The yard has lots of room for RV parking and has a sewer dump and 35 amp service for hookups. This home is in immaculate condition and move in ready.