



**321 10 Street W
Cardston, Alberta**

MLS # A2168291



\$899,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,313 sq.ft.	Age:	2000 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Single Garage Detached		
Lot Size:	1.85 Acres		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Lawn, Irregular Lot, Landscaped, Under		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	Large Lot Residential R-3
Foundation:	Pillar/Post/Pier, Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Natural Woodwork, No Smoking Home, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pool Table		

Welcome to this stunning home, perfectly situated on the edge of Cardston within a sought after neighbourhood. Sitting on a spacious 1.85 acre lot, this property offers an array of exceptional features designed for both comfort and style. This home boasts a single detached garage and a double-car attached garage providing ample space for vehicles, storage, and even a workshop. Upon entering you'll be greeted with high ceilings, hardwood floors, and a thoughtful layout filled with natural light thanks to the large windows throughout. The primary bedroom offers a spacious private retreat complete with a walk in closet and a luxurious 4-piece ensuite bathroom. You will love entertaining in the gorgeous kitchen boasting stunning cherry wood cabinetry and quartz countertops. A french door to the deck conveniently located directly off the dining room, giving you easy access to the BBQ for those summer night dinners with friends and family. Snuggle up to a fire on chilly nights in the cozy living room just off the kitchen/dining room area. The main level is sure to please with additional features such as main floor laundry, entrance to the garage, and an inviting front room that pours in rays of sunshine. Upstairs you will discover a large bonus room, complete with a powder room, that could be used as a craft room, rec room, studio, or even a large bedroom. The possibilities are endless! As you venture downstairs you will discover even more space with a large family room, wet bar, walk up to grade door to the garage, another bedroom, a den, and of course a 4th bathroom! Also downstairs will find tons of storage space and room for play! Outdoors, the beautifully landscaped, in town acreage is surrounded by lush trees all perfectly aligned, offering seclusion and natural beauty. The impressive pond with fountain springing up will have you wanting to gaze all

day long from the beauty of your front porch. Additional features include a cedar shake roof, a large asphalt driveway and a circular paving stone patio in the backyard. The location is unbeatable on the west side of Cardston with the mountains in view and close to all amenities such as the hospital, clinics, schools, golf course, and more! Did you know Cardston's golf course is known as a great southern Alberta gem with breathtaking scenery, and ranked No. 6 on Tripadvisor for southern Alberta?! You don't want to miss the opportunity to own this fantastic home with the perfect blend of tranquility, space, and functionality. Call your favourite REALTOR® today to come and see this small town southern Alberta JEWEL!