



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**321 10 Street W**  
**Cardston, Alberta**

**MLS # A2196878**



**\$790,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey, Acreage with Residence		
<b>Size:</b>	2,313 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Single Garage Detached		
<b>Lot Size:</b>	1.85 Acres		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Irregular Lot, Landscaped, Lawn, Open		

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

Welcome to your own slice of paradise! Nestled on nearly 2 acres of stunning land, this rare in-town acreage offers the perfect blend of tranquility and convenience. Located on the edge of beautiful Cardston, this property features a serene pond and breathtaking views, making it an oasis just minutes from all amenities. Step inside to discover a home designed for both comfort and elegance. The bright kitchen is a highlight, with large windows flooding the space with natural light and chic gold finishings adding a touch of luxury. The thoughtful design flows into a spacious living area, perfect for gatherings or quiet evenings at home next to a cozy fire. The master suite is a private retreat, complete with a luxurious 5 piece en suite bathroom. Upstairs, you'll find a large bonus room that can be tailored to suit your lifestyle, whether as a family room, office, or additional bedroom. The fully finished walk-up basement offers endless possibilities, with ample space for recreation, entertainment, or even a separate living area. With three well-appointed bathrooms and bedrooms this home ensures both functionality and comfort for families of all sizes. There is room to develop at least 2 more bedrooms with ease. Located close to one of Alberta's most stunning golf courses with it's captivating view of the Rocky Mountains, a short drive to the majestic Cardston Temple, and all the conveniences of town, this property combines rural charm with urban accessibility. Don't miss this opportunity to own a unique acreage in the beloved community of Cardston! Call your favourite REALTOR® today to book your private showing!