



**321 10 Street W
Cardston, Alberta**

MLS # A2196878



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,313 sq.ft.	Age:	2000 (25 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, Irregular Lot, Landscaped, Lawn, Open		

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:	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 its 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!