



495 6 Street W
Cardston, Alberta

MLS # A2207766



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	2,325 sq.ft.	Age:	1995 (30 yrs old)
Beds:	5	Baths:	4
Garage:	Additional Parking, Double Garage Attached, Garage Faces Side, Gravel Driveway		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Street Lighting		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows		
Inclusions:	none		

This spacious and impressive four level split is bigger than it looks - don't be deceived by the exterior. Beautifully updated, this bright five Bedroom, 4 bathroom home offers an incredible amount of living space with over 1300 ft.²; below grade not included in the total square footage. You'll love the open concept between the kitchen, dining and living room as they flow seamlessly together on the homes main floor creating a spacious and inviting atmosphere. The corner unit fireplace and large ceiling fan providing warmth and airflow on the main floor all year round. All 4 bathrooms have been gorgeously renovated and are conveniently located on each above ground level. Solid hardwood floors with different colour and grain patterns are on every level giving it a classy feel and the unique stairway features add a distinctive touch. The oversized windows in every room bring in tons of natural light, making it feel bright and airy. A huge bonus room is located over the garage and gives extra space for either a huge master bedroom, a secret hideaway, or a great place to relax as a family living room - you choose! You will enjoy summer evenings on your beautiful maintenance free deck. The yard is simple yet big enough for playing and relaxation in the outdoors. Located just one block from the elementary school and playground make this the perfect home for a growing family. The large storage room plus inner coldroom is found on the lower level with plenty of room for your indoor storage needs - the Garage will hold the rest! The huge 27x27 attached double car garage has storage space available on all three interior sides. If you are looking for a deceptively large, beautifully updated home with unique character in a great location, this is it! Contact your favourite Realtor today for a private showing. *A couple of things to consider - the driveway is

not paved....although there is ample parking available on the gravel driveway and on the 2 side streets as well as a large spot for an RV or Travel trailer. Also, the home does not come with appliances other than a dishwasher.