



GRASSROOTS
REALTY GROUP

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495 6 Street W
Cardston, Alberta

MLS # A2207766



\$499,000

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, Vinyl Plank	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 5 bedroom, 4 full bathroom, 2,800 ft.², 4 - Level Split home is as GORGEOUS as it is HUGE! From the moment you enter, you will notice the ample natural light, which exists because all the windows are much larger than you would typically find in a "normal" home. Add to that more than 1,300ft.² of finished square feet below grade (not included in the official total square footage) and you have an attractive family home at a FANTASTIC PRICE! As you walk through, you will LOVE the open concept kitchen, dining, and living room, as they flow together seamlessly on the homes' main floor creating a spacious and inviting atmosphere that is perfect for large family gatherings and for entertaining your wonderful family and friends. The gas fireplace is a wonderful winter touch providing a cozy warmth and inviting ambiance that both you and your guests will just LOVE! The large ceiling fan provides excellent airflow all year round, and your guests will be amazed at how all 4 bathrooms have been gorgeously renovated and are conveniently located throughout your stunning home. This wonderful home also has solid hardwood floors on the main and upper level, in addition to its oversized windows in every room, allowing all kinds of natural light creating an atmosphere that is bright and refreshing! And then there is the HUGE bonus room located over the garage! This could be your Home Theater Room or your Floor Hockey Room or your Mini Basketball Court Room...YOU DECIDE! :) Regardless of what you choose, this area will be a place for your family and friends to gather and create MEMORIES

that will last FOREVER! Downstairs you will find that the large storage room with it's very cool inner cold room has plenty of room for your indoor storage and cold storage needs. On top of that, the 27' x 27' oversized garage will hold not only your vehicles, but a LOT of other important family items as well, such as bicycles and motorcycles and even an extra fridge and freezer, should you choose to buy and install them there. Outdoors: You will enjoy wonderful summer evenings on your beautiful maintenance - free deck. With a simple yard that is big enough for playing and relaxing outdoors in the warmth, you won't have to spend all your time mowing the lawn and working in the garden! And, to top it all off, the LOCATION is PERFECT! Located just 1 Block East of the Cardston Elementary School, with its huge open areas and playgrounds and soccer fields, this irresistable, HUGE home is being offered at an attractive price. Come see for yourself and walk through this AMAZING home by contacting your real estate agent TODAY!