



**GRASSROOTS**  
REALTY GROUP

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**495 6 Street W**  
**Cardston, Alberta**

**MLS # A2207766**



**\$469,000**

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

<b>Heating:</b>	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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		
<b>Inclusions:</b>	none		

This 2,300 sq. ft., 5-bedroom, 4-bathroom, 4-level split offers generous living space with over 1,300 additional finished sq. ft. below grade. Oversized windows throughout provide excellent natural light, complemented by hardwood flooring on the main and upper levels. The open-concept kitchen, dining, and living areas create a functional layout ideal for families and entertaining. A cozy gas fireplace and large ceiling fan enhance year-round comfort. All four bathrooms have been tastefully renovated. The bonus room above the garage offers flexible space for a media room, games area, or home gym. The oversized 27' x 27' garage provides ample storage, and the basement includes a cold room for added convenience. Located just one block from Cardston Elementary School and close to parks and fields, this beautiful home is ready for its new owner.