



GRASSROOTS
REALTY GROUP

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771 7 Avenue W
Cardston, Alberta

MLS # A2280352



\$359,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,075 sq.ft.	Age:	2025 (1 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Boiler, In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Zoned	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	RC-M
Foundation:	ICF Block	Utilities:	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Modern comfort meets effortless living in this beautifully crafted, move-in-ready villa! Offering over 1,080 sq. ft. of thoughtfully designed space, this 2-bedroom, 2-bathroom home combines quality craftsmanship with stylish finishes and everyday functionality. Step inside to an open-concept floor plan filled with natural light, featuring vaulted ceilings, a spacious kitchen with a large island, and a welcoming living room complete with a cozy fireplace. The well-appointed primary suite includes a private ensuite, while the second bedroom and full bathroom provide comfortable space for guests or family. Built with energy efficiency and long-term comfort in mind, this home features in-floor heating, central air conditioning, quality insulated construction, and numerous upgrades throughout. The single attached garage, accessible layout with wide doorways, and low-maintenance design make everyday living both convenient and enjoyable. Located in a desirable adult-living community, this home offers the perfect balance of privacy, comfort, and connection. With future community amenities, there's even more to look forward to. Whether you're looking to downsize, simplify, or enjoy the benefits of a brand-new home, this exceptional property is ready for its next owner. Schedule your private showing today and discover everything this beautiful home has to offer!