



GRASSROOTS
REALTY GROUP

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731 7 Avenue W
Cardston, Alberta

MLS # A2280522



\$359,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,074 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), Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to easy, low-maintenance living in this beautifully built, move-in-ready adult living home! Designed with comfort and quality in mind, this 2-bedroom, 2-bathroom home offers over 1,000 sq. ft. of bright, functional living space all on one level. The open-concept design creates an inviting atmosphere, with vaulted ceilings, abundant natural light, and modern finishes throughout. The spacious kitchen opens seamlessly to the living area, making it perfect for entertaining or enjoying quiet evenings at home. The primary suite offers a private retreat with its own ensuite, while the second bedroom provides flexibility for guests, a home office, or hobbies. Built with energy efficiency and year-round comfort in mind, this home features in-floor heating, central air conditioning, quality construction, and thoughtful upgrades throughout. Wide doorways and a step-free layout provide added accessibility and convenience. Enjoy the peace of an adult-living community while spending less time on maintenance and more time doing what you love. With future community amenities, including a new hospital, this is a wonderful opportunity to enjoy a relaxed lifestyle. Whether you're downsizing, retiring, or simply looking for a beautifully finished home with modern conveniences, this property is ready to welcome you. Contact your favourite REALTOR® today to book your private showing!