



GRASSROOTS
REALTY GROUP

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721 7 Avenue W
Cardston, Alberta

MLS # A2280885



\$359,900

Division:	NONE		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,082 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, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Experience effortless, low-maintenance living in this brand new, move-in-ready single level townhouse. Offering over 1,080 sq. ft. of thoughtfully designed living space, this beautifully finished home features 2 bedrooms, 2 bathrooms, and an attached single garage. The bright, open-concept layout showcases vaulted ceilings, luxury vinyl plank flooring, a cozy electric fireplace with heat, thermostat and lighting colour control, and large vinyl windows that flood the home with natural light. The modern kitchen is equipped with a spacious island, stainless steel appliances, stylish gold fixtures, and generous cabinet storage perfect for everyday living and entertaining. Retreat to the spacious primary suite, complete with a stunning ensuite featuring a walk-in shower. Accessibility has been thoughtfully incorporated with 36-inch doorways throughout the home. Built for exceptional comfort and efficiency, this home includes in-floor heating with multi-zone controls, a high-efficiency combination boiler, central air conditioning, an insulated concrete form (ICF) foundation, and 6.5-inch structural insulated panel (SIP) exterior walls. Additional features include built-in radon protection and an air exchanger to provide fresh, healthy indoor air year-round. Enjoy peace and quiet thanks to enhanced sound mitigation, along with the benefits of a welcoming adult-living community. The cherry on top, not one, but two large storage areas including a loft in the garage and another hidden one with access from the ensuite bathroom. This is a rare opportunity to own a high-quality, energy-efficient home that perfectly blends modern style, comfort, and convenience at an affordable price. Call your favourite REALTOR[®] to book your private showing today!

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