



**258 2A Street W**  
**Cardston, Alberta**

**MLS # A2310561**



**\$625,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,001 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Tucked away on a quiet street in the heart of Cardston, this stunning custom built bungalow offers over 4,000 square feet of beautifully designed living space with exceptional craftsmanship and thoughtful features throughout. This stunning home combines luxury, comfort, and accessibility in a way that is truly hard to find. Step inside to soaring ceilings, expansive windows, and an inviting open concept layout designed for both everyday living and entertaining. The kitchen is a showpiece, featuring gorgeous granite countertops, newer appliances, a generous peninsula and a fully equipped butler's pantry complete with its own sink. The adjoining living room is warm and welcoming with a cozy gas fireplace. The main floor offers convenient single level living with a spacious primary retreat showcasing a luxurious ensuite bathroom with beautiful tile work, a walk-in closet, and a peaceful atmosphere to unwind in. A second large bedroom, an additional full bathroom, front sitting room with views of the Cardston Alberta Temple, and main floor laundry complete the upper level. Downstairs, the fully finished basement continues to impress with in-floor heat, oversized egress windows, two additional large bedrooms, and a remarkable fully wheelchair accessible illegal suite. Complete with a chair lift, wheel-in shower, stackable washer and dryer, and spacious accessible design, this lower level provides incredible flexibility for multi-generational living, guests, assisted living needs or income potential! Additional highlights include in-floor heating upstairs as well, paired with forced air heating and central air conditioning, Hardie board siding with timeless brick accents, a premium cedar shake roof, low-maintenance landscaping, and an oversized heated garage with ample storage space. This exceptional property offers the perfect blend of elegance, functionality, and

long-term comfort, all in one of southern Alberta's most beautiful communities. Cardston is home to one of Alberta's most scenic golf courses, grocery stores, restaurants, medical clinic with doctors taking new patients, a new hospital coming soon, and more! The mountains make up Cardston's backyard and Waterton National Park is just a short 25 minute drive! Call your favourite REALTOR® today to book your private tour!