



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**919 Fariway Boulevard
Cardston, Alberta**

MLS # A2331783



\$549,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,714 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, City Lot, Close to Clubhouse, Front Yard, Yard Drainage		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: NONE

Brand-new, never lived in, and ready for immediate possession! Ideally located beside the beautiful Lee Valley Golf Course, this stunning home combines quality craftsmanship with modern design in one of Cardston's most desirable locations. Step inside to discover an inviting open-concept floor plan featuring 9-foot ceilings, abundant natural light, and premium finishes throughout. The spacious kitchen comes complete with a full appliance package and overlooks the bright living and dining areas—perfect for everyday living or entertaining family and friends. The main floor offers three generous bedrooms, including a comfortable primary retreat with its own private ensuite, along with an additional full bathroom and convenient powder room. A dedicated home office provides the perfect space for remote work or study, while main-floor laundry adds everyday convenience. The attached garage offers secure parking with direct access into the home. The unfinished basement provides an excellent opportunity to add future living space and build equity. With bathroom plumbing already roughed in, you have the flexibility to create additional bedrooms, a family room, home gym, or whatever best suits your lifestyle. Enjoy all the advantages of a brand-new home without the wait—modern finishes, thoughtful design, and the opportunity to make the lower level your own, all just steps from the fairways of Lee Valley Golf Course. Contact your realtor to book a showing today!!