



GRASSROOTS
REALTY GROUP

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305 9 Street W
Cardston, Alberta

MLS # A2346985



\$1,400,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	3,859 sq.ft.	Age:	1995 (31 yrs old)
Beds:	9	Baths:	5 full / 1 half
Garage:	Additional Parking, Driveway-Circular, Garage Door Opener, Guest, Heated G		
Lot Size:	5.09 Acres		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Lawn, Many Trees, Private		

Heating:	In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R3
Foundation:	ICF Block	Utilities:	-

Features: Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Recessed Lighting, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator, Dishwasher, Washer, Dryer, microwave hood fan in guest house. Pool in the backyard and hot tub with gazebo

A RARE CARDSTON FIND! This extraordinary in-town acreage offers a combination of space, versatility, and resort style living that is truly hard to find. The expansive main residence is connected to a triple attached garage, with a separate guest house attached on the opposite side, an exceptional setup for extended family, visiting guests, or potential Airbnb use. Step outside and discover your own private backyard retreat. Designed for both entertaining and everyday enjoyment, this impressive property features a swimming pool, hot tub, pergola, playground, fire pits, underground sprinklers, and a beautiful waterfall feature surrounded by lush gardens and established perennials, creating a peaceful and picturesque outdoor oasis. At the back of the property, the incredible 1,429 sq. ft. shop provides an abundance of room for RVs, vehicles, hobbies, projects, storage, and so much more. Inside the main home, timeless hardwood floors are complemented by a stunning granite kitchen island, butler's pantry, triple pane windows, central A/C, hot water on demand, in-floor heating in the basements, two gas fireplaces, and a convenient walk-up basement. With an impressive nine bedrooms between the two homes, there is room to accommodate family and guests with ease. Properties offering this much space, flexibility, and so many exceptional amenities, all within town, are incredibly rare. This is more than a home, it's a property designed to be enjoyed, shared, and remembered. Come experience everything this one of a kind Cardston property has to offer. Call your favourite REALTOR® today to book your private showing!