



GRASSROOTS
REALTY GROUP

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**560 7A Avenue W
Cardston, Alberta**

MLS # A2350869



\$579,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,668 sq.ft.	Age:	2010 (16 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.34 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Shed		

If you've been looking for acreage-style space without leaving town, this is a property you need to see. Tucked away at the end of a quiet Cardston cul-de-sac, this custom-built home offers approximately 2,600 sq. ft. above grade, six bedrooms, a fully developed basement and a massive pie-shaped lot with a mature backyard. Inside, tall ceilings and large windows make the main floor feel incredibly spacious and bright. A formal dining room comfortably seats 12+ guests, while the adjoining living room features a gas fireplace, shiplap feature wall and wall-to-wall windows overlooking the backyard. The spacious kitchen features granite countertops and recently refinished cabinetry. Just off the kitchen is a full-size laundry and boot room with access to the garage, which includes an additional loft for storage. Two bedrooms with impressive 11-foot ceilings and a four-piece bathroom complete the main floor. Upstairs is a private retreat featuring a bonus room, dedicated office and cozy reading nook leading to the primary suite. The oversized primary bedroom has vaulted ceilings with plenty of room for a king-size bed and sitting area. The ensuite features a walk-in shower, soaker tub, dual vanities, private water closet and a large walk-in closet with custom cabinetry. The fully developed basement includes an incredible 36-foot-long bonus room, perfect for a games room or home theatre, along with three additional bedrooms and another four-piece bathroom. Step outside to a covered patio with plenty of room for a future hot tub or cold plunge. Outside is where this property truly separates itself. The enormous pie-shaped lot offers a mature backyard with space for kids, pets and entertaining, plus additional RV or boat parking and a full-size storage shed. The home has also seen extensive updates over the past two years, including new siding, a

new roof and numerous interior improvements. With six bedrooms, multiple living spaces and one of the most impressive lots you'll find in town, this property offers the space and feel of an acreage with the convenience of living right in Cardston.