

# \$550,000 - 495 6 Street W, Cardston

MLS® #A2207766

**\$550,000**

5 Bedroom, 4.00 Bathroom, 2,325 sqft

Residential on 0.17 Acres

NONE, Cardston, Alberta

This SPACIOUS 5 bedroom, 4 full bathroom, 2,800 ft.<sup>2</sup>, 4 - Level Split home is as GORGEOUS as it is HUGE! From the moment you enter, you will notice the ample natural light, which exists because all the windows are much larger than you would typically find in a "normal" home. Add to that more than 1,300ft.<sup>2</sup> of finished square feet below grade (not included in the official total square footage) and you have an attractive family home at a FANTASTIC PRICE!

As you walk through, you will LOVE the open concept kitchen, dining, and living room, as they flow together seamlessly on the homes' main floor creating a spacious and inviting atmosphere that is perfect for large family gatherings and for entertaining your wonderful family and friends.

The gas fireplace is a wonderful winter touch providing a cozy warmth and inviting ambiance that both you and your guests will just LOVE!

The large ceiling fan provides excellent airflow all year round, and your guests will be amazed at how all 4 bathrooms have been gorgeously renovated and are conveniently located throughout your stunning home.

This wonderful home also has solid hardwood floors on the main and upper level, in addition to its oversized windows in every room, allowing all kinds of natural light creating an atmosphere that is bright and



refreshing!Â Â

And then there is the HUGEÂ bonus room located over the garage!Â Â

This could be your Home Theater Room or your Floor Hockey Room or your Mini Basketball Court Room...YOU DECIDE! :)

Regardless of what you choose, thisÂ area will be a place for your family and friends to gather and create MEMORIES that will last FOREVER!

Downstairs you will find that the large storage roomÂ with it's very coolÂ inner cold room has plenty of room for your indoor storage and cold storage needs.Â

On top of that, theÂ 27' x 27'Â oversized garage will holdÂ not only your vehicles, but a LOT of other important family items as well, such as bicycles and motorcycles and even an extra fridge and freezer, should you choose to buy and install them there.Â

Outdoors:Â You will enjoy wonderfulÂ summer evenings on your beautiful maintenanceÂ - free deck.

With a simpleÂ yard that isÂ big enough for playing and relaxing outdoors in the warmth, you won't have to spend all your time mowing the lawn and working in the garden!

And, to top it all off, the LOCATION is PERFECT!Â

LocatedÂ just 1 Block East ofÂ the Cardston Elementary School,Â withÂ itsÂ huge open areas andÂ playgrounds and soccer fields, this irresistible, HUGE home is being offered at an attractiveÂ price.

Come see for yourself and walk through this AMAZING homeÂ by contacting your real estate agent TODAY!Â

Built in 1995

## **Essential Information**

MLS® #	A2207766
Price	\$550,000

Bedrooms	5
Bathrooms	4.00
Full Baths	4
Square Footage	2,325
Acres	0.17
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	495 6 Street W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

### Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Attached, Gravel Driveway, Heated Garage, Garage Faces Side, Oversized, Unpaved
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Wood Windows, Crown Molding
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Boiler, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None, Rain Gutters
Lot Description	Back Yard, Corner Lot, Lawn, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	17
Zoning	R1

### **Listing Details**

Listing Office	MaxWell Capital Realty - Cardston
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