

# \$539,900 - 804 Fairway Boulevard, Cardston

MLS® #A2188379

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,411 sqft  
Residential on 0.14 Acres

NONE, Cardston, Alberta

Welcome to this meticulously maintained fully finished bungalow in an incredible location, backing on to the Lee Creek Valley Golf Course. Pride of ownership is evident in every square inch of this place. Through the front door you are instantly wowed by a spacious foyer, and vaulted ceilings with huge windows showcasing the incredible view of the golf course with no neighbours behind. The spacious kitchen boasts plenty of cabinets, granite countertops, a large island with counter space for days, a pantry, and upgraded appliances too. The living room is where youâ€™ll want to spend all your time. Itâ€™s a great size, with the most incredible windows that flood the whole main floor with lovely natural light. Just off the dining room is a great deck that has been upgraded with a gas line and extra space to enjoy the view. The sizeable primary bedroom is also on the main floor, and features another large window to enjoy the view, as well as a walk in closet with built ins closet system, and an ensuite with a massive soaker tub! At the front of the home youâ€™ll find another bedroom, perfect for an office or a guest room as there is also a full bathroom with shower right next door. The laundry room conveniently finishes off this floor, making sure everything you need is on the main floor. The wide staircase with wrought iron railing takes you to the second floor that is not short on features either. This bungalow has a walkout basement, providing plenty of extra windows, and tons of natural



light that make it seem like you're hardly in a basement at all. There are two spacious bedrooms down here, as well as a large living room to host the whole family! There is another full bathroom, as well as a big storage room, and a darling little play area under the stairs. There is a fantastic attached double car garage with upgraded epoxy floor to keep things neat and tidy, and it is even heated as well! This home truly is brimming with thoughtful details, and it shows like a show home. Give your REALTOR® a call and come see everything this amazing home has to offer!

Built in 2011

### **Essential Information**

MLS® #	A2188379
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,411
Acres	0.14
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	804 Fairway Boulevard
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K 0K0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Open Floorplan, Chandelier, Crown Molding, Quartz Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Central Air Conditioner
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard, Garden
Lot Description	Back Yard, Lawn, On Golf Course, No Neighbours Behind, Paved
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	78
Zoning	R-L

### **Listing Details**

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.