# \$719,900 - 902 Fairway Boulevard W, Cardston

MLS® #A2233905

# \$719,900

3 Bedroom, 3.00 Bathroom, 2,793 sqft Residential on 0.17 Acres

NONE, Cardston, Alberta

Welcome to over 2,500 sq. ft. of thoughtfully designed living space in this gorgeous new build located in one of Cardston's most desirable neighbourhoods, right on the beautiful Lee Creek Valley Golf Course! Enjoy peaceful mornings on the charming covered front porch, and take in breathtaking views of the Rocky Mountains from your spacious, back deck. Step inside to an open-concept main floor featuring a bright and airy living room, modern kitchen with sleek quartz countertops, PVC cabinetry, a functional butler's pantry, and a dining area perfectly positioned to capture the golf course and mountain views. Stylish vinyl plank flooring runs throughout the main level, while plush carpeting adds cozy comfort in the upstairs bedrooms. Upstairs, you'II find a second family room, laundry room, three generous bedrooms, including a stunning primary suite with a walk-in closet and luxurious 4-piece ensuite with double sinks, and another full bathroom for added convenience. The unfinished basement includes a separate side entrance, making it ideal for a future basement suite or in-law suite. Additional features include an efficient HVAC system, hot water on demand, and central air conditioning for year-round comfort. Exterior finishes include durable Smart Siding, elegant Evolve Stone accents, and a long-lasting asphalt shingle roof. This home offers more than just a place to live, it offers a lifestyle. Cardston is an incredible community to raise a family, with access to excellent







amenities including parks, sports programs, Pickleball courts, a dog park, beautiful Lee Creek walking paths, an outdoor pool, and even an indoor pool option during winter months. All this, with the stunning backdrop of the Rocky Mountains and the historic Cardston Alberta Temple just moments away. Don't miss your opportunity to own this dream home in a picture-perfect setting!

#### Built in 2025

## **Essential Information**

MLS® # A2233905 Price \$719,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 2,793

Acres 0.17

Year Built 2025

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 902 Fairway Boulevard W

Subdivision NONE

City Cardston

County Cardston County

Province Alberta
Postal Code T0K 0K0

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl

Windows, Walk-In Closet(s), Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s),

Washer

Heating Forced Air
Cooling Central Air

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Close to Clubhouse, No Neighbours Behind, On Golf Course

Roof Asphalt Shingle, Wood

Construction Manufactured Floor Joist, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed June 23rd, 2025

Days on Market 112

Zoning Residential R1

# **Listing Details**

Listing Office Grassroots Realty Group

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