

# \$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'll 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. Donâ€™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	7
Zoning	Residential R1

## Listing Details

Listing Office	Grassroots Realty Group
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.