

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 2253 CARDINAL BOULEVARD

CARROLLTON, TX 75010



\$899,999



3,102 sqft



3 beds



4 baths

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## DESCRIPTION

Welcome home to this stunning retreat, boasting exceptional curb appeal and an inviting front porch in the heart of the friendly Austin Waters community. This home features warm hardwood floors, elegant plantation shutters, and curated designer touches like decorative lighting and unique tile patterns throughout. The open-concept heart of the home features a large living area with a cozy fireplace, open to the chef's kitchen anchored by a massive waterfall island with a breakfast bar and custom cabinetry. Your private primary suite serves as a true escape, featuring a spa-like bath with a soaking tub and separate shower, plus a private door leading directly to your backyard oasis. Step outside to a spectacular retreat featuring a sparkling pool with a waterfall feature, and a designated fire pit area for relaxing cool summer evenings. With a dedicated home office, a second-floor game room, a private media room, and a rare second primary suite with an ensuite bath, this home offers unmatched flexibility. Every bedroom includes a spacious walk-in closet for ample storage. Enjoy a resort-style lifestyle with an active HOA providing a community pool, clubhouse, and miles of scenic trails, all just minutes from the premier dining and shopping at Legacy West and Grandscape.

**PROPERTY TYPE:** Residential - Single Family Residence

**MLS STATUS:** Active

**MLS:** 21208084

**YEAR BUILT:** 2011

**COUNTY:** Denton

**TRACT OR SUBDIVIION:** Austin Waters Ph 1r2

**LIST DATE:** 03/17/2026

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**800.451.8055**

**AREA:**

**SQUARE FEET:** 3,102

**TOTAL BEDS:** 3

**FULL BATHS:** 3

**HALF BATHS:** 1

**ACRES:** 0.16

**LOT SIZE (SQFT):** 7,013

## INTERIOR FEATURES

### FIREPLACE:

- LivingRoom

### FLOOR COVERINGS:

- Carpet
- Hardwood
- Tile

### APPLIANCES:

- DoubleOven
- Dishwasher
- ElectricOven
- GasCooktop
- Disposal
- Microwave
- WineCooler

### WINDOWS:

- WindowCoverings

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### STYLE:

- Traditional
- Detached

### PARKING:

- Garage
- Oversized

### LOT DESCRIPTION:

- InteriorLot
- Landscaped
- Subdivision
- SprinklerSystem
- FewTrees

### ROOF TYPE:

- Composition

### YARD/GROUNDS:

- FirePit
- RainGutters

### SIDING:

- Brick
- Rock
- Stone

### POOL TYPE:

- InGround
- Pool
- Community

### FOUNDATION:

- Slab

### FENCING:

- Fenced
- Wood

## UTILITIES

### HEATING/COOLING:

- Central
- Fireplaces

### UTILITIES:

- SewerAvailable
  - WaterAvailable
  - CableAvailable
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## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- WetBar
- BuiltInFeatures
- DecorativeDesignerLightingFixtures
- EatInKitchen
- KitchenIsland
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets

### COMMUNITY:

- Pool
  - TrailsPaths
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**LISTED BY:** Natalie Swanson 

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**BROKERED BY:** Compass RE Texas, LLC