

\$1,049,000 - 2301 Cardinal Boulevard, Carrollton

MLS® #21097390

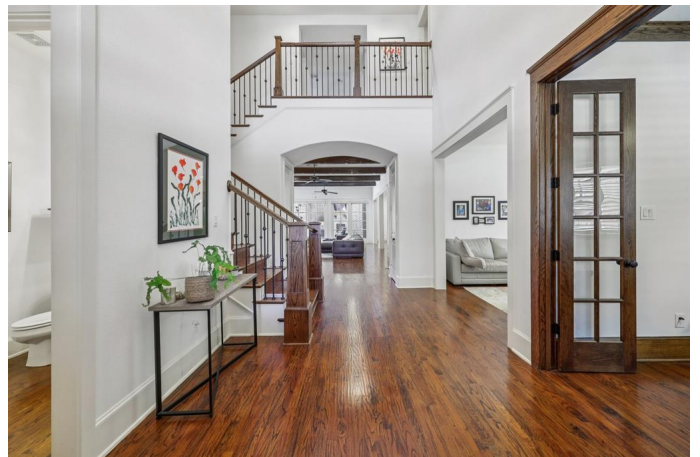
\$1,049,000

4 Bedroom, 3.30 Bathroom, 4,808 sqft

Residential on 0.18 Acres

Austin Waters Ph 1, Carrollton, TX

Located in the sought-after Austin Waters community, this home offers unbeatable access to Grandscape, Legacy West, Shops at Legacy, Arbor Hills Nature Preserve, Hwy 121, DNT, and DFW Airport. Community amenities include a pool and playground—perfect for everyday living and weekend fun. Inside, you’ll find a chef-inspired kitchen with a Wolf gas cooktop, double stainless ovens, and an oversized island that’s ideal for entertaining. All kitchen appliances convey, making move-in a breeze. The open layout flows beautifully into spacious living areas with hand-scraped hardwood floors, beamed ceilings, and designer lighting throughout. Upstairs, enjoy movie nights in the media room—projector, screen, seating, and surround sound all convey—or host game night in the loft-style game room with a built-in wet bar and wine fridge. The game room could easily be converted into a fifth bedroom if needed, and the nearby half bath has space to become a full bath, offering even more flexibility. A dedicated home office is located on the first floor, perfect for remote work or quiet study. An oversized 3-car garage includes epoxy flooring, generous built-in storage, and an EV-charger plug-in. Outside, the backyard is its own private oasis with a sparkling pool (with heat pump to heat or chill the water), built-in grill, and outdoor fireplace—plus motorized electric bug and sun shades on the patio—ideal for entertaining or relaxing at the



end of the day.

Built in 2008

Essential Information

MLS® #	21097390
Price	\$1,049,000
Bedrooms	4
Bathrooms	3.30
Full Baths	3
Half Baths	3
Square Footage	4,808
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Single Family Residence
Style	Craftsman
Status	Active

Community Information

Address	2301 Cardinal Boulevard
Subdivision	Austin Waters Ph 1
City	Carrollton
County	Denton
State	TX
Zip Code	75010-4914

Amenities

Utilities	Alley, Asphalt, City Sewer, City Water
# of Garages	3
Garages	Driveway, Garage Faces Rear
Has Pool	Yes
Pool	Gunitite, Heated, In Ground, Outdoor Pool, Pool Sweep

Interior

Interior Features	Built-in Features, Cable TV Available, Decorative Lighting, Eat-in Kitchen, Granite Counters, High Speed Internet Available, In-Law Suite Floorplan, Kitchen Island, Open Floorplan, Pantry
Heating	Central, Electric

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Logs, Living Room, Stone

Exterior

Exterior Features	Attached Grill, Covered Porch(es), Gas Grill, Outdoor Living Center
Lot Description	Corner Lot, Few Trees, Landscaped, Sprinkler System
Roof	Composition
Construction	Brick, Siding, Wood
Foundation	Slab

School Information

District	Lewisville ISD
Elementary	Memorial
Middle	Arbor Creek
High	Hebron

Listing Details

Listing Agent	David Rudd
Listing Office	Compass RE Texas, LLC

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