



GRASSROOTS
REALTY GROUP

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**996 2 Avenue W
Cardston, Alberta**

MLS # A2243990



\$444,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,278 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Lawn		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	ICFs (Insulated Concrete Forms), Stucco	Zoning:	Residential R1
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: 3 sheds (back yard and side yard)

Welcome home to comfort, quality, and peace of mind in this inviting 3-bed, 2.5-bath home featuring a large attached triple car garage. Located in a quiet neighborhood on Cardston's west side, this home has recent hail-repair updates including brand-new: shingles, skylights, eavestroughs, downspouts and more! Built with insulated concrete forms (ICF), this home feels solid and peaceful, providing excellent energy efficiency and a noticeably quiet interior, especially when the Southern Alberta winds roar! Inside, hardwood floors welcome you into the open-concept kitchen and living area, where beautiful cabinetry, stainless steel appliances, and a central island create the perfect space for cooking, gathering, and making memories with family and friends. Downstairs, in-floor heating keeps the lower level cozy through Alberta winters. The spacious storage room and cold room are ideal for food storage, canning, or keeping household items neatly organized. The oversized main bath with its relaxing soaker tub gives you a wonderful place to unwind at the end of the day. The attached oversized triple-car garage offers plenty of room for vehicles, hobbies, and gear—making everyday life easier and more organized. With its solid construction, thoughtful updates, and warm, welcoming feel—all set in a quiet, family-friendly neighborhood—this home is a rare find. Call your favorite REALTOR® to see it today! ??