



GRASSROOTS
REALTY GROUP

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**996 2 Avenue W
Cardston, Alberta**

MLS # A2243990



\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	2012 (13 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:	Finished, 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)

With its oversized triple car garage, this quality built, well maintained 3-bedroom, 2.5-bathroom home on the west side of Cardston offers durability and everyday comfort in a well-established neighborhood. Constructed with insulated concrete forms (ICF), this home boasts superior energy efficiency, exceptional structural strength, and a remarkably quiet interior—making it a smart and sustainable long-term investment. Step inside to discover real hardwood floors in the kitchen and living room paired with an open-concept kitchen featuring beautiful cabinets and stainless steel appliances in addition to a central island perfect for cooking and entertaining. Downstairs, in-floor heating ensures cozy warmth, enhancing your home’s comfort even through cold Alberta winters. Car enthusiasts, hobbyists, or families with multiple vehicles will love the oversized triple-car garage, which offers plenty of space for vehicles, tools, and recreational gear. Outside, three backyard sheds provide abundant additional storage for seasonal items or gardening equipment. Additional highlights include a generously sized storage room and a spacious cold room, ideal for food storage, canning, or emergency preparedness. This home also features an oversized main bath where you can unwind in the luxurious soaker tub - the perfect way to relax and recharge after a busy day. With its solid construction, ample storage solutions, and a welcoming, functional layout, this home is a rare opportunity for buyers seeking comfort, quality craftsmanship, and long-term value in a peaceful, family-friendly community.