



## 996 2 Avenue W, Cardston, Alberta - \$444,000



Main Photo

### Property Description

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.

## REALTOR Referral

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*Courtesy Of: MaxWell Capital Realty - Cardston*



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