



Anne French
Your REALTOR®
Love where you live.

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405 3 Avenue W
Cardston, Alberta

MLS # A2315445



\$438,500

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,463 sq.ft.	Age:	1942 (84 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.23 Acre		
Lot Feat:	Few Trees, Front Yard, Garden, Landscaped, Lawn, Private		

Heating:	Boiler	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Natural Woodwork, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener and remote(s), all ceiling fans and light fixtures, hot water on demand tank, 500 gallon water tank and hose, garden boxes, all fencing, two water catchers, cabin including swing, garage shed, bbq shed

Welcome to one of Cardston's most charming and truly one-of-a-kind homes! Bursting with character, warmth, and thoughtful updates throughout, this beautifully transformed 3-bedroom, 2-bathroom property offers a rare opportunity to own a home that simply can't be replicated. From its storybook curb appeal and hand carved solid wood doors to its incredible outdoor spaces and unbeatable location, this is the kind of home that captures your heart the moment you arrive! Perfectly situated directly across from Town Square, the pickleball courts, baseball diamond, soccer fields, playground, and green space, you'll enjoy front-row access to some of Cardston's best community amenities while still feeling tucked away in your own private retreat. Inside, every room reflects the care and attention that has gone into making this house a home. Fresh paint, beautiful custom details, upgraded windows, stylish lighting, and thoughtfully curated finishes create a bright, welcoming atmosphere filled with personality and charm. The kitchen features a gas stove, high-end refrigerator, custom open shelving, a new hood vent, plenty of storage, and modern touches that make it a joy to cook, gather, and entertain! The beautifully renovated bathrooms offer the perfect balance of style and comfort, featuring an oversized spa-inspired shower and a relaxing soaker tub that invites you to unwind after a long day. With a tankless hot water system, updated windows and doors, a spacious laundry room, and countless quality improvements throughout, you can move in and simply enjoy! Step outside and prepare to fall in love! The backyard is a private oasis filled with beautiful perennials, raised garden boxes, a thriving herb garden, mature landscaping, and thoughtfully designed outdoor living spaces. Enjoy summer evenings on the upgraded deck, morning sun on the charming brick patio, and

the peaceful feeling of being surrounded by nature right in town. The adorable outdoor cabin adds even more character and possibilities—perfect as a reading retreat, hobby space, playhouse, art studio, or cozy getaway—while storage underneath and an additional garden shed provide plenty of practical space for tools and seasonal items. The garage provides a home for your vehicle or a place for additional storage or hobbies to take place! The exterior has been extensively upgraded with premium paint, a newer Class 4 impact-resistant roof, refreshed garage siding and door, and exceptional curb appeal that perfectly complements the home's unique character and timeless charm. As an added bonus, the fully insulated attic is ready for future development or fantastic storage, offering flexibility and room to grow! Full of charm, loaded with upgrades, rich in character, and located in one of Cardston's most desirable settings, this is far more than just a house—it's a lifestyle, a retreat, and a place to create lasting memories. If you've been waiting for something truly special then call your favorite REALTOR today!