

\$389,900 - 821 7 Avenue W, Cardston

MLS® #A2245300

\$389,900

2 Bedroom, 2.00 Bathroom, 1,173 sqft

Residential on 0.06 Acres

NONE, Cardston, Alberta

The Poplar at Cottonwood Creek offers 2 bedrooms, 2 bathrooms, and 1,173 sq. ft. of sophisticated, MAINTENANCE FREE living designed for the active adult seeking both comfort and LONG TERM PEACE OF MIND. This residence features a true NO-STEP, NO-BARRIER LAYOUT from the OVERSIZED single garage through the entire main floor, with spacious 36-inch doorways and an open, future-proof design. High end, multizone in-floor radiant heating provides consistent, energy-efficient warmth, while the heat recovery ventilation system ensures fresh, clean air throughout the home, and a rough-in for air conditioning adds convenience for those warmer months. Fall in love with the high vaulted ceilings, large windows, and an open-concept layout that create a bright and inviting atmosphere ideal for daily relaxation or hosting company. The chef's kitchen includes a central island, generous counter space, ample cabinetry, and a large pantry that seamlessly flows into the dining and living areas. The primary suite offers a spacious retreat with a vaulted ceiling and a spa-like ensuite featuring a premium curbless walk-in shower and an accessible toilet. A second bedroom with a full four-piece main bath right outside its door, and convenient stacked laundry complete this efficient and functional floor plan. Outside, a durable concrete patio extends from the dining area and offers the perfect space for enjoying private time or spending time with neighbours/hosting a



barbecue. Located in the heart of Cardston, Cottonwood Creek provides close access to local amenities, beautiful parks, the Lee Creek Valley Golf Course, and historical attractions such as the Remington Carriage House Museum and the striking architecture of the Cardston Alberta Temple. Nature lovers will appreciate being only a short and scenic 30-40min drive from Waterton Lakes National Park and the iconic Chief Mountain, which offer endless opportunities for day trips, hiking, and exploration. With high-efficiency systems, premium construction, and future-proof design principles throughout, The Poplar delivers a rare opportunity to downsize without compromise. Book your private showing today and INQUIRE ABOUT THE BUILDERS CURRENT UPGRADE INCENTIVES. *SEE THE 3D TOUR*

Built in 2025

Essential Information

MLS® #	A2245300
Price	\$389,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.06
Year Built	2025
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

Community Information

Address	821 7 Avenue W
Subdivision	NONE
City	Cardston

County	Cardston County
Province	Alberta
Postal Code	T0K 0K0

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Range, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2025
Days on Market	108
Zoning	RC-M
HOA Fees	120
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Landan Real Estate
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