



**2021 31 Avenue
Nanton, Alberta**

MLS # A2228181



\$605,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,047 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Private		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shed in backyard not on RPR

Welcome to your future home — a beautifully maintained 2-storey property offering 2,896 sq.ft. of thoughtfully designed living space between all 3 floors! With stunning views and room for the whole family. From the moment you walk in, you're greeted by a grand front foyer leading into a bright, open living room with soaring two-storey ceilings and a cozy stone-faced gas fireplace. Large windows throughout with great mountain views! The main and upper levels flood the home with natural light, creating an uplifting and welcoming ambiance. The kitchen is truly the heart of the home — featuring ample cabinetry, generous counter space, a central island, and a corner pantry. The adjacent dining area opens onto a covered back deck with a gas line for your BBQ, perfect for entertaining year-round. Down below, you'll find an oversized concrete patio and firepit area — just imagine the gatherings, laughter, and memories waiting to be made! A well-designed mudroom/laundry room combo off the garage keeps everything tidy and functional, complete with a 2-piece guest bath. Upstairs, you'll find three spacious bedrooms and a 4-piece bath. The primary suite is a true retreat with French door entry, walk-in closet, and a luxurious 5-piece ensuite with soaker tub and separate shower — and yes, the views from here are breathtaking! The fully finished basement offers even more flexibility with a dry bar, large family room, 3-piece bath, and a versatile recreation area currently used as a guest bedroom. Need a fourth bedroom? — just add a wall! Outside, the low-maintenance yard is fully fenced with chain link, has RV/trailer parking, huge poured concrete area that can be used as Outdoor living/ pickleball / basketball court. And the cherry on top? You're just one block from a dog park and playground — perfect for the whole family

(four-legged members included)! This home is the total package — come see it for yourself!