



**GRASSROOTS**  
REALTY GROUP

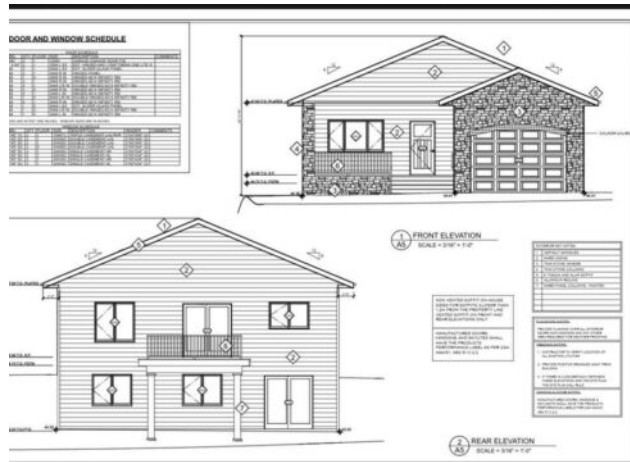
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2012 30 Avenue  
Nanton, Alberta

MLS # A2229263

**\$539,900**

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,247 sq.ft.	Age:	2025 (0 yrs old)
Beds:	1	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot		



Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Wood Frame	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Enjoy quality craftsmanship and peaceful living in this custom-built 1-bedroom walk-out bungalow in the heart of Nanton. With 1,247 sq ft on the main floor and an unfinished walk-out basement with bathroom rough-in, this home offers future development potential. Features include a chef-style granite kitchen with stainless steel appliances, 9" ceilings, engineered vinyl plank flooring, and a cozy gas fireplace with floor-to-ceiling stone surround. Relax outdoors on the composite front porch and rear deck with aluminum railings. Built for efficiency and longevity with Hardie siding, ICF foundation, triple-pane windows, and a finished single attached garage. New Home Warranty included. Construction has not started so there is time to review plans and customize to your liking! A rare opportunity for affordable luxury in a quiet, welcoming community!