



GRASSROOTS
REALTY GROUP

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**131 Westview Drive
Nanton, Alberta**

MLS # A2229315



\$799,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,719 sq.ft.	Age:	2025 (0 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Appliance credit- \$5, 000.00

While still a work in progress, the time has come to introduce you to 131 Westview Drive in the charming town of Nanton, Alberta. This stunning 1,719 sq ft walkout bungalow combines beautiful craftsmanship with thoughtful design—offering a rare opportunity to own a brand-new home in one of Nanton’s most desirable neighbourhoods. Step inside and be welcomed by a spacious entryway that leads into an open-concept main floor, featuring a seamless flow between the kitchen, dining, and living room. The focal point of this space is the striking floor-to-ceiling gas fireplace, all bathed in natural light pouring through large south-facing windows (all Windows in home are Triple pane). The main level also hosts a generous primary suite complete with deck access, a large walk-in closet, and a luxurious 5-piece ensuite. A second bedroom, full 4-piece bathroom, and a convenient laundry room complete the main floor layout. The lower level is a blank canvas with endless possibilities. Featuring walk-out access, expansive south-facing windows, roughed-in in-floor heating and bathroom, a high-efficiency furnace, and an on-demand boiler system—this space is primed for future development. Ask for details on pricing and timeline options to finish the basement to your liking. Step out onto the back deck and take in the unobstructed mountain views—the perfect spot for quiet morning coffees or evening gatherings. The home also includes a double attached garage—garage door just went up today!!! Located near the dog park and walking paths, and just a short stroll or bike ride from Nanton’s downtown amenities, this home offers both convenience and lifestyle. Plus, with quick access to Highway 533, those weekend getaways to the mountains are easier than ever. Whether you’re looking to start your next chapter, grow your

family, or settle into retirement, 131 Westview would be an ideal place to call home. Call your fave Realtor to learn more or to schedule your own private tour!