



**GRASSROOTS**  
REALTY GROUP

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**2606 24 Avenue  
Nanton, Alberta**

**MLS # A2236491**



**\$685,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,320 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Faces Side, On Street, Single Garag		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Sauna, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	NONE		

Step into over 3,700 sq ft of reimagined living in this completely transformed five-bedroom, 3.5-bath corner home. Every detail has been curated for modern life while preserving style and structure. This is a move-in-ready home in an established neighbourhood. The exterior makes a refined statement with a new metal roof on both the garage and the home, all-new windows and doors, and sleek steel cable railings on the deck. A secluded yard with mature trees offers privacy and a perfect backdrop for outdoor gatherings, wrapped in new fencing and thoughtfully designed decks. Inside, architectural features abound. A show-stopping vaulted cedar ceiling blends clean lines with organic textures. Two wood-burning fireplaces add character and warmth. All-new flooring flows throughout—modern and durable vinyl plank upstairs, plush carpet down, and wall-to-wall tile in the spa bathroom. Fresh cloud-white walls are paired with reclaimed trim and character-rich wood panelling, lovingly restored. The kitchen is a contemporary centrepiece with a mix of solid and glass fronts, an abundance of storage, quartz counters, Samsung Bespoke appliances, and a custom tile backsplash. Each bathroom feels like a boutique spa, from the heated tile floors and cedar sauna in the lower-level bath to the cork wallpaper and floating vanities in the primary suite. A versatile bonus room offers endless possibilities for work, play, or relaxation. Updated mechanicals include a new furnace, serviced secondary furnace, new hot water tank, and upgraded electrical. New hardware, fixtures, lighting, and thoughtful touches—like the custom steel railing and reclaimed oak banister—complete the transformation. Close to schools and everyday conveniences, this is a must-see modern masterpiece that effortlessly blends design, function, and comfort—ready to

welcome your next chapter beautifully.