



GRASSROOTS
REALTY GROUP

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**2601 22 Street
Nanton, Alberta**

MLS # A2240538



\$569,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,817 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad, RV Access		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	French Door, Sauna, Tile Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-GEN
Utilities:	-

Inclusions: Fridge - "as is", Stove, Window Coverings (Blinds Only), Sauna, Shed,

This charming one-and-a-half storey home offers timeless curb appeal with its welcoming covered front porch, cedar shake accents, and beautifully landscaped front yard. Inside, the open-concept living room showcases soaring vaulted wood-paneled ceilings and a cozy wood-burning stove that anchors the spacious main area. The bright kitchen, complete with a gas stove, flows seamlessly into the dining space—perfect for entertaining. The main level also includes a bedroom, a mudroom with laundry and a pantry, a 3-piece bathroom, and access to the double garage. Upstairs, a lofted living space overlooks the main floor, adding character and versatility, while the large primary suite features a jetted tub, walk-in shower, and a walk-in closet. The finished basement offers two additional bedrooms, a 3-piece bathroom with a sauna, a family room, and ample storage. The fully fenced backyard boasts a 3-tiered deck and generous yard space, while RV parking and thoughtful design throughout make this home as functional as it is beautiful.