



**GRASSROOTS**  
REALTY GROUP

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**2403 23 Street  
Nanton, Alberta**

**MLS # A2272292**



**\$380,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	1973 (53 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Alley Access, Concrete Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this bi-level home located in a quiet culdesac in the charming community of Nanton. Spanning nearly 1300 sq ft of living space, providing an open floor plan that seamlessly connects the living room, dining room and kitchen. Perfect layout for everyday living and entertaining. The abundance of natural light fills the home creating a bright and airy atmosphere throughout. The primary bedroom is large enough to accommodate a king size bed and does provide a 2 pce ensuite. Walkout Basement is developed with 4 extra bedrooms and 1.5 baths but can easily be converted back to a large family room/rec with depending on what your needs are. This home also boasts a single detached heated garage and a private yard with extra parking, even room for a RV. The front of the home is maintenance free with a parking pad added providing two extra parking spots. Updates to the home include a new roof(2022), furnace(2020), garage door and heater(2021).