



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**2103 27 Avenue
Nanton, Alberta**

MLS # A2275213



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Heated Garage, Off Street, Oversized, RV Access/		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: WINDOW COVERINGS, GARDEN SHED.

OPEN HOUSE — Saturday, 20 December | 11:00 a.m.–1:00 p.m. Warm, welcoming, and wonderfully practical this home fits the easy pace of Nanton living. Start your mornings on the east-facing covered front veranda with a coffee and a quiet moment, then enjoy summer evenings in the large west-facing back yard, set up for BBQs and relaxed entertaining and lots of established perennials to appreciate. Inside, vaulted ceilings and plenty of natural light create a bright, comfortable feel. The main floor is thoughtfully laid out, with bedrooms separated for privacy and each with its own bathroom, ideal for family, guests, or a home office setup. Downstairs, settle in for movie night in the theatre room, with two large bedrooms and a spacious bathroom with a walk-in shower. You’ll also appreciate newer appliances, a high-efficiency furnace, and a radon mitigation system. The oversized heated garage with 220V service is a standout, and there’s still ample room to park an RV—and even a boat that you can take out to several of our surrounding lakes—beside the garage.