



GRASSROOTS
REALTY GROUP

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**2103 27 Avenue
Nanton, Alberta**

MLS # A2275213



\$499,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	2007 (19 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 — Sunday, Jan 18 | 11:00 a.m.–1:00 p.m. Oversized heated garage with 220V service, plus space to park an RV (and even a boat) beside the garage. This 2007 bungalow offers 2+2 bedrooms, 3 bathrooms, and a finished basement with a theatre room. The main floor is bright with vaulted ceilings and plenty of natural light, with an ensuite-style layout where the bedrooms are separated for privacy and each has access to its own bathroom. Enjoy an east-facing covered front veranda for mornings and a west-facing back yard for summer evenings. Finished basement includes two large bedrooms and a spacious bathroom with a walk-in shower. Newer appliances, a high-efficiency furnace, and a radon mitigation system.