



GRASSROOTS
REALTY GROUP

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**138 Westview Drive
Nanton, Alberta**

MLS # A2279545



\$534,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,439 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped		

Heating: In Floor, Natural Gas

Floors: Hardwood, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding

Foundation: None

Features: Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-GEN

Utilities: -

If you're ready to live a quieter, more peaceful life away from the hustle and bustle of the city then this home is for you! Located in the heart of Alberta's majestic prairies Nanton offers the perfect balance of country life with city convenience. Fall in love with the charming heritage buildings, grain elevators and many other unique shopping experiences and attractions all just 40 minutes South of Calgary. This like new 3 bedroom bungalow has all the charm of a character home coupled with the modern & stylish finishes of a new home. The curb appeal is second to none. A sprawling ground level timber frame front porch is surrounded by beautifully manicured gardens featuring a variety of trees, shrubs and perennials creating the perfect place to enjoy your morning coffee and the beautiful surroundings. Soaring vaulted ceilings welcome you into the main living space which is open to the kitchen and dining area. The well equipped kitchen is finished with cheery two toned blue and white cabinetry complemented by white quartz counter tops and gleaming stainless steel appliances. This home's terrific layout has the primary bedroom with ensuite and large walk in closet on one side of the home. The other side of the home has 2 more bedrooms plus a full bath perfect for providing a somewhat private space for your guests or children's rooms. The fully fenced backyard has been meticulously landscaped creating your own outdoor oasis. A hand crafted gazebo on a cement pad is in the centre of the yard providing the perfect place for outdoor dining & relaxing. You'll be able to sit back and enjoy the previous owner's green thumb for years to come. Rounding out this terrific home is a detached double garage with oversized door, 10' ceilings, built in shelving, back alley access and RV parking. This extremely energy efficient home with

in-floor heating, hot water on demand and air recirculation will lower your utility bills and reduce your overall energy consumption. You're going to love living in Nanton - the gateway to the Canadian Badlands and the Rocky Mountains. Don't miss your chance to make this one your own.