



GRASSROOTS
REALTY GROUP

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100B Westview Drive
Nanton, Alberta

MLS # A2281194



\$399,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,240 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Corner Lot, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-GEN
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

This beautifully designed half duplex offers 4 bedrooms and 3 bathrooms, including a primary suite on both the main and lower levels—perfect for multi-generational living, large families or hosting guests. The main floor features a primary suite and a second bedroom, a full bathroom and a bright, open concept living space that seamlessly connects the kitchen, dining, and living areas. Vaulted ceilings and a gas fireplace anchor the living room, while patio doors open to a deck for effortless indoor-outdoor entertaining. The kitchen boasts stainless steel appliances, a large island with plenty of counter space, and a spacious pantry for all your storage needs. There is also a separate main-floor laundry hookup for added convenience. The fully developed lower level includes a primary suite and a second bedroom, along with a spacious family room, office, and den—there’s truly no shortage of space to relax, work, or entertain. The extra-large laundry room is designed for maximum functionality, featuring cabinets for storage, a long countertop for folding, a laundry sink, and plenty of room for hanging racks. Rough-in plumbing is already in place for in-floor heating should you wish to add a system. A thoughtfully designed home combining space, comfort, and versatile living options—with room to grow and entertain.