



**2705 23A Avenue  
Nanton, Alberta**

**MLS # A2296243**



**\$530,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,347 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Level, Tre		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Kitchen Island, No Animal Home		

**Inclusions:** N/A

Charming Bungalow for Sale in Nanton &ndash; Perfect Family Home or family needing everything on one level. This well maintained bungalow boasts 4 spacious bedrooms and 2 pce bathrooms, main floor bathroom is accessible from from the master bedroom. With nearly 1,400 sq ft of thoughtfully designed living space, this home offers a perfect blend of comfort and functionality. Step inside to discover an inviting open concept main level that seamlessly connects the large kitchen, dining, and living areas. The kitchen is a chef's delight, featuring an island with a convenient sink &ndash; perfect for meal prep and entertaining. Bright new windows flood the space with natural light, while upgraded flooring throughout the kitchen and living room enhances the overall aesthetic. The practicality of a main floor laundry room adds ease to everyday living. Downstairs, the basement features a walk-up design that leads to a spacious rec room and additional living area, making it an ideal space for family gatherings or a cozy movie night. You will also find two generous bedrooms and a well-appointed 4-piece bathroom, while the in-floor heating ensures warmth and comfort during the colder months. Enjoy peace of mind with two newer hot water tanks that provide efficient service for all your needs. The garage is a true standout, featuring high ceilings for additional storage or an ideal workspace for car enthusiasts. It is equipped with heating that is vented directly from the home's furnace, providing a comfortable environment year-round. Roof was replaced two years ago. The outside is just as impressive as the inside offering a patio with pergola, garden area, RV access, beautifully landscaped with privacy. Don't miss out on this incredible opportunity to own a versatile and charming bungalow in Nanton. Schedule a viewing today and experience all that this fantastic property

has to offer!