



**125 Westview Drive  
Nanton, Alberta**

**MLS # A2288042**



**\$819,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,540 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Alley Access, Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	TND
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Tv wall mount on main level, electric fireplace on main level, Basement suite appliances-refrigerator, electric stove, washer, dryer

Welcome to 125 Westview Drive, Nanton, AB. This stunning 1,540 sq. ft. bungalow on the west side of Nanton offers 6 bedrooms, 4 bathrooms, a double attached garage, and breathtaking mountain views from your back deck. Perfect for families or savvy investors, this home also features a legal suite, making it ideal for generating rental income. Step into a welcoming entryway that opens to a bright, open-concept living space. The cozy living room flows seamlessly into the dining area and a gorgeous kitchen featuring a large island, beautiful appliances, and ample counter space. The primary bedroom boasts a spacious walk-in closet and a 4-piece ensuite. Two additional bedrooms and another full bathroom complete the main level, along with main-floor laundry. Step out onto the back deck with a gas BBQ hookup, perfect for entertaining while enjoying the stunning mountain views. The legal basement suite mirrors the main level's open-concept layout with a primary bedroom featuring a 4-piece ensuite and two additional bedrooms. The suite also includes a living room, kitchen, dining area, laundry, and storage space. Tenants currently occupy the suite under a lease from May 1/26-October 31/26 at \$2,000/month, with gas and water included (electricity separately metered). Cable and internet is shared with owner-extra \$50.00/month. The lower patio also features a gas BBQ hookup, giving tenants their own private outdoor space. Recently, there has been an addition of a double detached garage at the rear of the property, another exciting feature for the tenant's use. This home is perfect for those looking to downsize while enjoying comfortable private living on the main level, with the added benefit of a leased rental space below. Nanton offers a friendly community with excellent amenities—schools, grocery store, medical clinic,

library, banks, and charming downtown shops. With a double attached garage, mountain views, and income potential, this property checks all the boxes for both homeowners and investors. Call your fave Realtor and book a showing today!