



**3007 23 Street
Nanton, Alberta**

MLS # A2307703



\$677,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,606 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-

Features: High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Pool Table and accessories, Deck Awning, Shed, Wall Brackets for T.V's, Gemstone Lighting. Furniture Negotiable

This beautifully maintained detached bungalow offers an impressive 1,606 sq. ft. on the main level, designed with both comfort and functionality in mind. The bright, open concept layout features 9' ceilings, engineered hardwood floors, and a welcoming living room complete with a cozy fireplace that is perfect for relaxing or entertaining. The kitchen and living areas are enhanced by an abundance of rear facing windows, filling the home with natural light. The main floor also includes convenient laundry, a spacious primary suite, and a versatile bedroom that can easily serve as a home office or den. In total, the home offers 5 bedrooms and 3 full bathrooms, providing plenty of space for family and guests. The fully developed basement expands your living space with a large family room and recreation area ideal for gatherings or a place for the kids to unwind and it even includes a pool table for added enjoyment. Outside, the fenced and landscaped yard is ready to enjoy, featuring a deck with an awning for those warm summer days and a handy garden shed for storage, with permanent Gemstone lighting adding both style and convenience in every season. Completing the package is Hardy board siding, a double attached garage and a prime location just blocks from scenic walking paths in a newer, sought-after neighborhood. This home has been immaculately cared for, simply move in and start enjoying.