



GRASSROOTS
REALTY GROUP

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2513 26th Street
Nanton, Alberta

MLS # A2308394

\$459,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,195 sq.ft.	Age:	1996 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Detached, Insulated, Parking Pad, RV Accomodation		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Fruit Trees/Shrub(s)		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s)		

Inclusions: Stand Up Freezer in Basement, Antique Fridge in Basement, Shed

Surrounded by mature trees and shrubs, this cozy 4-level split home has everything your growing family needs, including the magic numbers of 3 bedrooms and 2 bathrooms on ONE level! You'll also find a 4th bedroom and a 3rd bathroom and laundry room in the lower levels, perfect for teenagers or a quiet office space for your home business. PLUS the large rec room with gas fireplace creates the perfect atmosphere to hunker down with the kids for family movie or games night. The main floor features a bright, semi-open floorpan, with the kitchen and dining areas overlooking the south-facing back yard. The deck just off the eat-in kitchen makes for fun summer days, while the mature yard offers privacy, as well as room for your veggie beds. The property also boasts a large double garage and shed, as well as additional off-street parking for your RV or motorized toys. This home also features a NEW furnace (2025), NEW washer and dryer (2025) and a newer stand up freezer. Immediate possession is possible. What's not to love? Call today for a tour of this super family home, just steps from the schools!