



**2406 26 Street
Nanton, Alberta**

MLS # A2315921



\$574,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,447 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Lan		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete, Wood Frame	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: NONE

Welcome to this beautifully maintained three-bedroom bungalow located in the desirable community of Nanton, Alberta. Thoughtfully designed for both comfortable family living and entertaining, this home offers exceptional interior and exterior living spaces. The main floor features a spacious primary bedroom complete with a private 3-piece ensuite, along with two additional well-appointed bedrooms. The updated kitchen is highlighted by a large central island, providing both functionality and an ideal gathering space. Adjacent to the kitchen, the dining area is enhanced by a charming wood-burning fireplace, while the bright south-facing living room is filled with an abundance of natural light throughout the day. The fully developed basement substantially expands the home's living space and includes an additional 3-piece bathroom, a second wood-burning fireplace, and a large recreational area ideally suited for a pool table, ping pong, poker nights, family gatherings, or the potential development of an additional bedroom. The lower level also offers extensive storage options, a cold room, full laundry area, brand new hot water tank, high-efficiency furnace, and water softener. Outside, the private and low-maintenance backyard provides an inviting retreat, complete with a spacious balcony and dedicated firepit area perfect for outdoor entertaining. Enjoy the added bonus of irrigation in the front yard. Completing the property is an oversized double garage offering ample room for vehicles, storage, and workspace. An outstanding opportunity to enjoy small-town living with modern comfort, generous living areas, and numerous thoughtful updates throughout. Please call your favorite Realtor for a private viewing!