



**2412 17 Street  
Nanton, Alberta**

**MLS # A2316638**



**\$380,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,019 sq.ft.	<b>Age:</b>	1976 (50 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Attached Carport, Carport, Off Street, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, Lawn, Many Trees, No Back Lane, Private		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Suspended Ceiling		

**Inclusions:** Fire pit, shed

Welcome to the kind of property that reminds you life does not have to be complicated. This well-maintained 3-bedroom, 1.5-bathroom home offers comfortable, practical living with a fully finished basement, attached carport, and dedicated RV parking. Inside, you'll find a functional kitchen, a welcoming living room with a wood-burning fireplace, three bedrooms including a primary bedroom with a convenient 2-piece ensuite, and a finished lower level ideal for a theatre room, hobby area, workshop, or family recreation space. While the home itself is comfortable and practical, the real star of the property is the extraordinary yard. Lovingly landscaped over many years, this private outdoor retreat is filled with mature trees, established perennials, and inviting spaces to sit, relax, and enjoy nature. The abundance of mature greenery creates a unique atmosphere both inside and out. Windows frame views of the yard and trees, giving the feeling that the outdoors has been brought inside. Throughout much of the home, you're surrounded by greenery rather than neighbouring properties, creating a sense of privacy and calm that is increasingly difficult to find. This is the sort of property that calls you outdoors. A place to spend afternoons tending flower beds, enjoying a morning coffee under the trees, or simply putting around the yard. For those dreaming of retirement, downsizing from the city, or embracing a quieter pace of life, this is exactly the lifestyle many people imagine. Located in the welcoming community of Nanton, you'll enjoy friendly neighbours, a strong sense of community, and the peace of small-town living. The Rocky Mountains, countless recreational opportunities (including an exceptional golf course) and several lakes are all within easy reach, making it easy to enjoy the very best of Southern Alberta. The house itself may be modest, but the complete

package is something truly special. A beautiful yard, a peaceful setting, and a lifestyle that invites you to slow down and enjoy what matters most.