



**2114 22 Street
Nanton, Alberta**

MLS # A2321063



\$388,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,565 sq.ft.	Age:	1910 (116 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-TRN
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Live your best life in this stunning modern residence. Featuring 1,565 sq.ft. of open-concept living, this 3-bed, 2-bath layout is designed for the way you actually live. The upgrades you've been searching for are here: Fully renovated throughout, looks brand new, up graded roof shingles, siding, fascia, vinyl windows, doors, kitchen and bathrooms, electrical, plumbing, furnace, hot water tank, drywall, granite counter tops, kitchen cabinets, large dining room, bright open living room, 2 full bathrooms, new water resistant laminate flooring, very nice illegal suite with separate entrance, large double garage, huge 50 x 120 lot. Nanton is a wonderful friendly community to live and a sought after location. Close to all amenities, easy cruise straight to Calgary. This is your chance to lock in a next-level living experience. Book your showing now.