



**2305 17 Street  
Nanton, Alberta**

**MLS # A2321847**



**\$575,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,266 sq.ft.	<b>Age:</b>	1975 (51 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Insulated, Oversized, Parking Pad, RV		
<b>Lot Size:</b>	0.35 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Garden, Irregular Lot, Landscaped, Pie Shar		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R-GEN
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Storage		

**Inclusions:** Shed, All TV Mounts, All Attached and Floating Shelves, Garage Door Opener(s)

Forget cookie-cutter lots. This is the kind of property people spend YEARS hoping will hit the market. Situated on an incredible 0.41-acre lot, this beautifully updated bungalow offers something that's becoming almost impossible to find: an absolutely massive backyard paired with an oversized garage and room for all the toys. Whether you've been dreaming of storing your RV, building the ultimate workshop, hosting unforgettable backyard parties, or simply giving your kids and dogs space to run wild, this property delivers. The unique pie-shaped lot stretches out into a private outdoor oasis complete with mature trees, a garden space, separate RV/trailer parking, and endless possibilities. Add a pool, build a firepit area, create the backyard of your dreams, or just enjoy the luxury of having room to breathe. Inside, the home is just as inviting. The bright, open-concept layout is perfect for everyday living and entertaining, anchored by a cozy wood-burning fireplace that makes the living room feel instantly welcoming. The renovated kitchen flows seamlessly into the main living space, while three bedrooms and an updated four-piece bathroom make the main floor both functional and comfortable. The primary bedroom features a partially completed ensuite that offers exciting potential for customization. With access from the rear entrance and enough space for future main-floor laundry, it's a flexible area ready to fit your lifestyle. Downstairs, the partially finished basement provides abundant storage today and even more opportunity tomorrow, with a fully functional 2-piece bathroom. \*Please note the bathroom doesn't have any walls. Located close to parks, schools, shopping and recreation, this home offers the best of both worlds: a quiet retreat with incredible outdoor space and the convenience of nature at your doorstep in minutes! But make no mistake, the true

showstopper here is the lot. Homes with yards this size, garages this substantial, and this much flexibility rarely come available. If you've been waiting for a property that gives you room to live the way you actually want to live, you've just found it.