



GRASSROOTS
REALTY GROUP

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2312 18 Street
Nanton, Alberta

MLS # A2330137



\$474,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,053 sq.ft.	Age:	1960 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stucco	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Storage		

Inclusions: Wood burning stove in garage, Wagon wheels in yard, Wine Barrel planters in yard

Welcome to this charming bungalow in the heart of Nanton! From the moment you arrive, you'll appreciate the inviting curb appeal, mature landscaping, and freshly stained front porch. Inside, the bright and functional main floor offers three bedrooms, including a spacious primary bedroom, a 4-piece bathroom, a generous living room, and a kitchen with an adjoining dining area. The fully developed basement expands your living space with a massive family room, an additional bedroom, a modern 3-piece bathroom, a versatile flex room perfect for a home office, or hobby room, and a convenient kitchenette. Step outside to the impressive, fully fenced backyard featuring a spacious patio for relaxing or entertaining and plenty of room for kids, pets, gardening, or whatever suits your lifestyle. Completing the property is an attached front-facing double garage and driveway with ample parking. With numerous updates throughout and exceptional indoor and outdoor living spaces, this move-in-ready home is one you won't want to miss!