



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1916B 29 Avenue
Nanton, Alberta

MLS # A2330606



\$385,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	993 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Lawn, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Laminate Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s)		

Inclusions: Outdoor Gazebo

Rare opportunity to own an attached home with the privacy of a detached property! Unlike a traditional duplex, this home does not share any common living space walls — the only shared wall is on the front porch, providing exceptional privacy while maintaining an affordable price point. The bright and functional main floor offers an open-concept layout with a spacious living room, dining area, and kitchen featuring a convenient eat-up breakfast bar. Three comfortable bedrooms and a full 4-piece bathroom complete the main level, making it ideal for families or anyone looking for one-level living with additional space below. The fully developed basement adds outstanding living space with a large family/recreation room, a spacious fourth bedroom complete with a walk-in closet, a full bathroom, and a dedicated laundry room with additional storage. A separate side entrance provides excellent potential for a future legal secondary suite, "subject to approval and permitting by the town", making this an attractive opportunity for homeowners looking for flexibility or future rental income. Outside, you'll find a fully fenced backyard that's perfect for children, pets, or entertaining, along with a double detached garage offering plenty of parking and storage. Located close to parks, walking paths, and green space, this move-in-ready home offers an exceptional combination of privacy, space, and value that's rarely found at this price point.