GRASSROOTS REALTY GROUP

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127 Westview Drive
Nanton, Alberta

MLS # A2339651



$674,999

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,605 sq.ft.	**Age:**	2027 (-1 yrs old)
Beds:	2	**Baths:**	2
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	In Floor, Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Cement Fiber Board, Concrete, Wood Frame	**Zoning:**	R-GEN
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to 127 Westview Drive in Nanton, a thoughtfully designed new build bungalow offering modern finishes, functional living space, quality features throughout and amazing views. The main floor has been carefully laid out with the primary living spaces, bedrooms and laundry room, all conveniently located on one level. An attached double garage provides plenty of room for vehicles, storage and everyday necessities. The bright, open concept main floor is centred around a custom kitchen featuring extensive cabinetry, a pantry, dedicated coffee and beverage station, and a large bar style island with seating for five. The kitchen flows seamlessly into the dining and living areas, where large windows provide plenty of natural light and a fireplace creates a welcoming focal point. Right off the kitchen you will have a covered deck with duradeck surfacing. The walkout basement has a rough-in for a third washroom, in-floor heat and an easy to work with open lay out to turn it into the perfect space for you. (Drawing of basement development is shown as a potential option not included in the advertised purchase price. Photos of finished product are from the most recent build as a reference of past work.)

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