



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2701 24 Avenue
Nanton, Alberta

MLS # A2340945



\$480,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,293 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
Lot Size:	0.20 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Dog Run Fenced In, Few Trees, F		

Heating:	Baseboard, Boiler, Central, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, ICFs (Insulated Concrete Forms), Vinyl Siding, Wood Frame	Zoning:	R-GEN
Foundation:	ICF Block	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Laminate Counters, No Animal Home, No Smoking Home		

Inclusions: NONE

Open House October 10 3-4pm - Built once, built right. Offered by the original owner, this exceptionally well-constructed Nanton bungalow reflects a level of care and attention to detail that is increasingly difficult to find. Built on an ICF foundation and heated by zoned hot-water radiant heat, the home was designed with comfort, durability and quiet living in mind. The thoughtful main-floor layout includes three bedrooms, two bathrooms, main-floor laundry and generous living and dining spaces, along with a bright kitchen and breakfast nook. The primary bedroom includes its own private ensuite. The fully developed lower level adds exceptional flexibility, with a fourth bedroom, third bathroom and an impressive 34-foot recreation room providing plenty of space for family gatherings, games, hobbies or a home theatre. An unusually large storage area ensures there's still ample room for everything that doesn't need to be on display. Outside is where this property really separates itself. Set on a large 8,630 sq. ft. corner lot, there's a covered rear deck, fenced dog run and an exceptional amount of off-street parking. Along with the heated and insulated oversized double attached garage, there's room for an RV, work trailers and additional vehicles—an increasingly difficult combination to find. Located in an established area of Nanton close to parks, schools, recreation, shopping and community amenities, with Calgary, the foothills and mountains all within easy reach. Solid construction, exceptional parking, generous living space and the care of one owner since new make this a property well worth seeing in person. Basement bedroom window may not meet current egress requirements.