



GRASSROOTS
REALTY GROUP

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2205 27 Avenue
Nanton, Alberta

MLS # A2341217



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,381 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Off Street, RV Access		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Built-in Features, Kitchen Island, Open Floorplan

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-GEN

Utilities: -

Inclusions: Garden Shed, Armoire in Upstairs Bedroom

This inviting 1381 sq.ft. home offers a versatile layout that works equally well for a growing family or those looking ahead to retirement. The main floor provides everything needed for comfortable one-level living, with a spacious kitchen featuring ample cabinetry and a large island, a welcoming living room with a cozy fireplace, convenient main floor laundry, a den/office that could also serve as a bedroom if desired, and 2 full bathrooms. The main floor living spaces are all easily accessible without needing to use the basement, making this an excellent option for retirement living. For the family looking to buy, the fully developed basement adds two oversized bedrooms, an additional full bathroom and a large family room, providing plenty of space for children, grandchildren, guests or hobbies. Outside, the generous driveway offers ample parking and in the rear off the alley there is room for an RV. Located just blocks from the schools, this well-maintained home offers flexibility, comfort and a floor plan that can adapt to different stages of life.