



GRASSROOTS
REALTY GROUP

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3007 23 Street
Nanton, Alberta

MLS # A2346984



\$665,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,606 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Pool Table, Awning, Shed, Wall Brackets for TV's, Gemstone Lighting		

Beautifully maintained detached bungalow offering 1,606 sq. ft. on the main level, with 5 bedrooms and 3 full bathrooms and an impressive front entry. The bright, open-concept main floor features 9' ceilings, engineered hardwood flooring, a cozy fireplace, abundant natural light, main-floor laundry, a spacious primary suite, and a versatile bedroom that works well as a home office or den. The fully developed basement adds valuable living space with a large family room, recreation area, and pool table, perfect for entertaining. Outside, the fenced and landscaped yard is ready to enjoy, complete with a deck and awning, garden shed, and permanent Gemstone lighting. Hardy board siding and a double attached and heated garage add to the home's practicality. Set in a newer, sought-after neighborhood just blocks from scenic walking paths, this home offers the best of both worlds—newer construction without the headache of finishing the basement or tackling the yard. With everything already completed and well cared for, you can simply move in, settle in, and enjoy.