



GRASSROOTS
REALTY GROUP

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2501 20 Street
Nanton, Alberta

MLS # A2348418

\$485,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,519 sq.ft.	Age:	1950 (76 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street, RV Access/Parking, Single Garage Detached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, L		

Heating:	Baseboard, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, French Door, Natural Woodwork		

Inclusions: None

Open House October 11 - 11am -1pm - Rarely does a mid-century home of this calibre come to market. Set on an extraordinary, park-like corner lot framed by mature trees, this special property blends architectural character, generous scale with more than 2,500 sq. ft. of developed living space and a warm sense of home that is increasingly hard to find. Step inside and the charm is immediate. Graceful curved walls, beautifully refinished original hardwood floors and large windows create a sense of flow, softness and natural light throughout. Every room has its own character, yet the home feels cohesive, spacious and inviting. With four bedrooms, two bathrooms and multiple living areas, there is remarkable flexibility for family life, guests, home office space or hobbies. The bright four-season sunroom is a standout, offering a peaceful place to enjoy the surrounding greenery and extending the living experience into the yard. A gas fireplace with thermostat adds warmth and comfort, while updated windows and garden doors further connect the interior to the outdoors. Outside, the yard is truly exceptional. Expansive, beautifully fenced and surrounded by mature trees, it feels like a private oasis, a rare amount of space with room to garden, entertain, play or simply enjoy the quiet. The setting is one of the home's defining features, with the large windows framing views of the yard from inside. The home has also been lovingly maintained and thoughtfully updated, including extensive electrical improvements, a newer furnace and thermostat, an updated main-floor bathroom, fresh interior paint, and beautifully preserved original details. The distinctive original concrete tile roof adds another layer of architectural interest, durability and curb appeal. This is not a cookie-cutter home. It is a property with presence, personality and history, one that

reveals something special from room to room and offers a combination of mid-century charm, natural light, mature landscaping and sheer scale that is very difficult to replicate. This is a home that needs to be experienced in person. Come walk through, take in the light, the character and the incredible yard, book your private showing today.