



GRASSROOTS
REALTY GROUP

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2404 18 Street
Nanton, Alberta

MLS # A2348421



\$545,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,298 sq.ft.	Age:	1987 (39 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Driveway, P		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Gazebo, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Mixed, Wood Frame, Wood Siding	Zoning:	R-GEN
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, No Animal Home, No Smoking Home, Pantry, Separate Entrance		

Inclusions: None

Thoughtfully updated, beautifully bright and set around an exceptional backyard, this home offers far more than meets the eye. The foyer features new grey tile, setting the tone for newly installed engineered hardwood flooring, fresh paint, updated doors, baseboards, fixtures, lighting and ceiling fans throughout. The kitchen has been carefully reworked for those who love to cook, with customized cabinetry, pull-out pantry drawers, a pull-out spice rack and custom lazy Susan. A wide breakfast bar with an artistically finished concrete and epoxy countertop creates a natural gathering place, complemented by updated hardware, sink and fixtures, a new gas stove and new dishwasher. The main-floor bathrooms have been significantly upgraded with marble flooring, showers and countertops, new fixtures, a new tub, walk-in rain shower, custom vanities and illuminated defogging mirrors. Sound-dampening insulation adds another thoughtful touch. The primary bedroom also features custom oversized closet doors for improved access and storage. The split-level layout offers three bedrooms and three bathrooms, plus a bright and flexible lower level. The large family room is ideal for relaxing, music or media, while built-in book nooks add personality. A spacious lower bedroom with large windows offers excellent natural light. There is also extensive storage and a separate exterior entrance with direct backyard access. Outside, the backyard is a mature private oasis with established trees, a covered gazebo, interlocking brick pathways and a ground-level patio. The 12' x 22' deck off the dining room adds generous outdoor living space and was designed with support beams that could accommodate future enclosure. A gas outlet is already in place for the barbecue. Established plantings include peonies, rhubarb, comfrey, daylilies, Karl Foerster grasses and coreopsis. Recent

updates include a new roof in 2025 and a new hot water tank. Set on a quiet street close to schools and Main Street shopping, this home combines thoughtful updates, flexible living space and a truly special yard. Come experience it for yourself, book your private showing today.