



GRASSROOTS
REALTY GROUP

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2314 26 Street
Nanton, Alberta

MLS # A2351008

\$465,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,079 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

BEAUTIFULLY UPDATED, spacious and packed with features, this home is an excellent opportunity for first-time buyers or anyone looking for exceptional value. The main floor offers an open, inviting layout with NEW waterproof vinyl plank flooring, lighting, stair lighting and a striking real brick accent wall. The completely renovated kitchen is the showstopper, featuring new cabinetry, quartz counters, an XL undermount sink and an impressive 4.5' x 8' island with plenty of room for meal prep, entertaining and everyday family life. The complete bathroom makeover features all NEW fixtures, tile and flooring for a fresh, modern feel. The walk-out basement expands the living space with a family room, games room with wet bar and built-in wall unit, gas fireplace, large bedroom and 3-piece bathroom/laundry room. Outside, enjoy a spacious backyard, rear RV parking and a covered 23'7" x 8'3" deck with NEW decking. NEW permanent Govee exterior lighting adds year-round curb appeal without the hassle of hanging Christmas lights. The OUTSTANDING feature for hobbyists, mechanics or anyone needing serious storage is the HUGE 24' x 36' heated, insulated and powered garage with a metal roof added in 2020. Located just blocks from the schools, this move-in-ready home offers extensive updates, versatile living space and plenty of room to enjoy. Call today for a tour of this exceptional single family home! This one won't last long!