

\$549,900 - 2021 31 Avenue, Nanton

MLS® #A1156195

\$549,900

3 Bedroom, 4.00 Bathroom, 2,074 sqft
Residential on 0 Acres

NONE, Nanton, Alberta

Immaculate and spacious are great words to describe your future property. This 2 story home with a view offers 2073 sq.ft of living space on 2 levels plus a fully developed basement. If you enjoy entertaining than this property will check all the boxes. The front foyer is spacious and leads to a living room that boasts two-story high ceilings and a corner gas fireplace with stone surround. The natural lighting from the main floor and upper level light up this great living space. The kitchen features an abundance of cabinetry, countertop work space, a center island, corner pantry and a dining area with access to the covered back deck with gas line and the yard. The kitchen and backyard are perfect for those days and evenings with friends and family, now add the oversized concrete patio and the firepit area and just imagine the great times and memories to be made! The main floor laundry room doubles as a mud room and the 2 piece bath make the entrance off the garage extremely functional. On the second story you will find 3 bedrooms and a 4 piece bath. The master access is through the French doors, there is a walk in closet and a 5 piece ensuite with soaker tub and shower. The views from the master bedroom are spectacular! The basement is fully developed with dry bar, family room, 3 piece bath and a recreational room that is currently used as a guest bedroom. Need a 4th bedroom? This recreation room could easily be converted to a 4th bedroom, just add a wall! The yard is low



2021 31 Ave, Nanton, AB

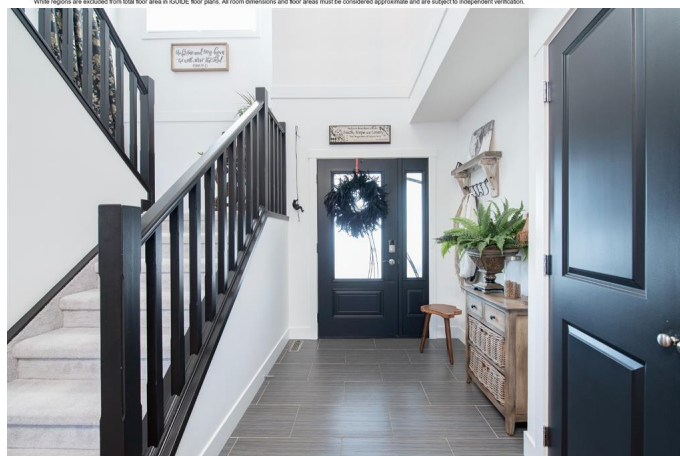
Main Floor Total Exterior Area 582.41 sq ft
Total Interior Area 900.75 sq ft



0 4 8 ft

PREPARED: Sep-2021

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



maintenance chain link fenced and there is room to park the RV/trailer in the back yard. The garden is fenced to keep the pets out and consists of garden boxes. Come check out this family perfect home, did I mention the dog park and playground are both just one block away!

Built in 2016

Essential Information

MLS® #	A1156195
Price	\$549,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,074
Acres	0.00
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2021 31 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	5
Parking	Double Garage Attached, RV Access/Parking, Off Street
# of Garages	2

Interior

Interior Features	Bar, French Door, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Double Vanity
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone

Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Low Maintenance Landscape, Landscaped, Views, Garden
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2021
Days on Market	97
Zoning	R1

Listing Details

Listing Office Courtesy Of LIVELY REALTY LTD.

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