

# \$575,000 - 2907 23 Street, Nanton

MLS® #A2198194

**\$575,000**

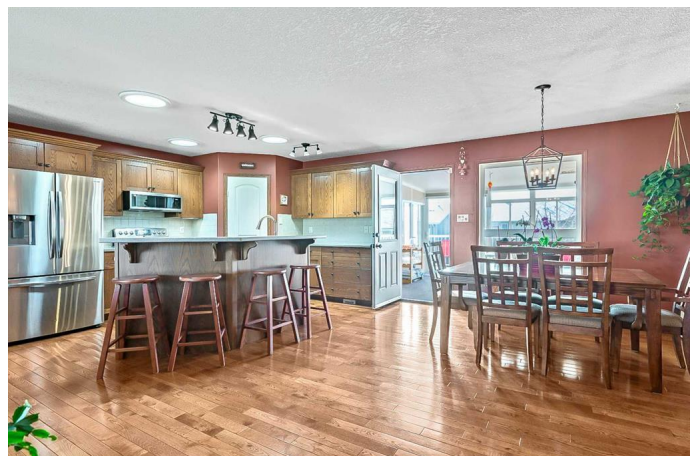
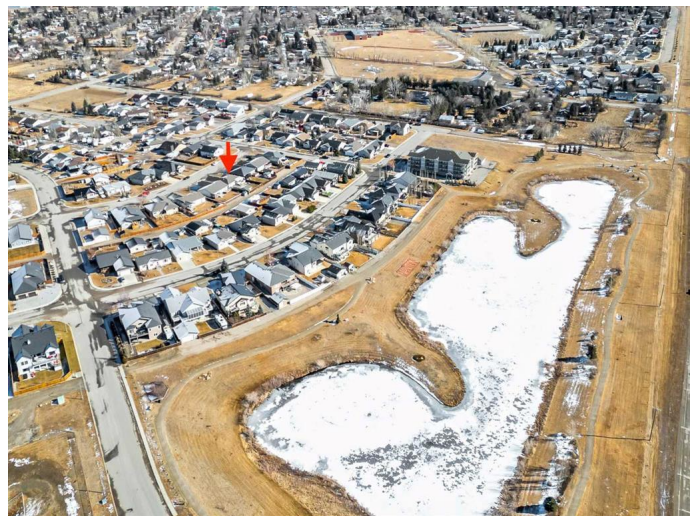
4 Bedroom, 3.00 Bathroom, 1,352 sqft  
Residential on 0.16 Acres

NONE, Nanton, Alberta

A Gerbrant-built home is known for quality and attention to detail, and this one is no exception. Situated on a quiet street in Westview, this thoughtfully designed bungalow offers four bedrooms, three bathrooms, and a spacious layout perfect for family living or home office needs. The open-plan main floor features warm hardwood floors and a gas fireplace, a well-appointed kitchen with quartz countertops, NEW appliances, custom cabinetry and all illuminated by multiple skylights for penetrating natural light.

The primary bedroom includes a walk-in closet and en-suite, while two additional bedrooms on the main level provide plenty of space. The fully finished basement offers in-floor heating (recently upgraded to a state-of-the-art combination boiler that delivers both instantaneous hot water and in-floor heat, at high efficiency), a large rec room, a generous bedroom (currently a dedicated gym), and a full bathroom. A highlight of this home is the inviting three-season sunroom, complete with a built-in saltwater hot tub for year-round relaxation.

Outside, you'll find an oversized double attached garage, a detached single garage, raised beds and a green house. With central air conditioning and a water chlorination removal system, this home is move-in ready and designed for comfort in every season. Evidential, it's a well-loved home, a pleasure to



view and ready for its next owners.

Built in 2006

### **Essential Information**

MLS® #	A2198194
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,352
Acres	0.16
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2907 23 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### **Amenities**

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front, Gated, Heated Garage, Off Street, RV Access/Parking, 220 Volt Wiring, Alley Access, Covered, Front Drive, Garage Faces Rear
# of Garages	3

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Recreation Facilities, Solar Tube(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Front Yard, Garden, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 5th, 2025
Days on Market	9
Zoning	R-Gen

### **Listing Details**

Listing Office	RE/MAX First
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