

\$449,900 - 2705 22a Avenue, Nanton

MLS® #A2195365

\$449,900

4 Bedroom, 3.00 Bathroom, 1,305 sqft

Residential on 0.20 Acres

NONE, Nanton, Alberta

Welcome to this immaculate bi-level home, perfectly nestled on a vast lot in a charming small town, just a short drive from Calgary. Priced to sell, this property offers exceptional value for those seeking space, comfort, and potential. Step inside to discover a bright and airy living space with huge updated windows that flood the home with natural light. The spacious living room flows seamlessly into the bright kitchen, which boasts new appliances, updated cabinets, and a generous workspace. The attached dining room provides ample room for a large table, ideal for family gatherings or hosting friends. With 4 bedrooms in total, the primary suite features a private 2-piece ensuite for added convenience and comfort. The home offers abundant storage throughout, ensuring everything has its place. The fully finished basement presents the exciting possibility of additional bedrooms or living space, allowing you to tailor the home to your needs. The built-in sauna offers the perfect way to unwind after a long day. The attached single-car garage provides direct access to the home and extra storage space. Outside, you'll be amazed by the enormous, fully fenced backyard—ideal for kids, pets, or outdoor entertainment. The raised garden beds are perfect for gardening enthusiasts, and the large deck overlooks the garden and yard, offering a tranquil retreat. There is also plenty of room to build a detached garage or create your own outdoor oasis. This home is an incredible opportunity to own a spacious,



well-maintained property with endless potential in a peaceful, close-knit community. Donâ€™t miss out on this rare find!

Built in 1982

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2195365 |
| Price | \$449,900 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,305 |
| Acres | 0.20 |
| Year Built | 1982 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2705 22a Avenue |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1R0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |

| | |
|-----------------|----------------|
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | Private Yard, Storage, Private Entrance |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Private |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Wood |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 21st, 2025 |
| Days on Market | 59 |
| Zoning | R-GEN |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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