

# \$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. Don'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	45
Zoning	R-GEN

## Listing Details

Listing Office	eXp Realty
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