

# \$459,000 - 2306 15 Street, Nanton

MLS® #A2199167

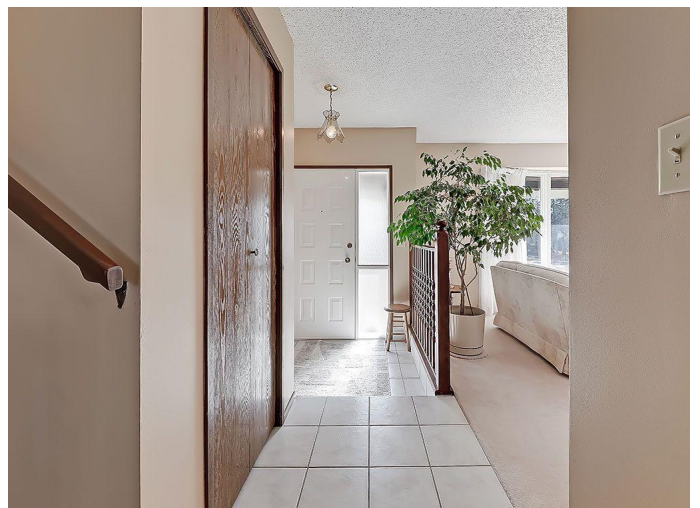
**\$459,000**

4 Bedroom, 3.00 Bathroom, 1,345 sqft  
Residential on 0.19 Acres

NONE, Nanton, Alberta

Welcome to this meticulously cared-for 4-level split, a true gem in one of Nanton's mature neighbourhoods. With 4 bedrooms, 3 bathrooms, and a thoughtfully designed layout, this home is perfect for couples or families alike. From the moment you step inside, the pride of ownership is evident in every detail. The main level features a bright and spacious south-facing living room, flowing seamlessly into the dining area. The kitchen, one of the heartwarming highlights of this home, boasts beautiful oak cabinetry, ample storage space, and an inviting atmosphere where many cherished memories have been made. Upstairs, you will find a generous primary bedroom with a private 2-piece ensuite, along with two additional bedrooms and a 4-piece bathroom.

Just a few steps down from the main level, the cozy family room awaits, complete with a brick-facing gas fireplace and large south-facing windows that fill the space with natural light. The bar is perfect for entertaining! The remainder of this level holds a den/office space, a laundry room, and a 3-piece bathroom. Don't forget about the convenient walk-out access on that level, to the attached tandem heated garage, offering plenty of storage for tools and equipment. Heading to the basement, you will discover an incredible second kitchen area, ideal for those who love cooking, canning, or even making their own wine! Equipped with a gas stove, fridge, large freezer, sink, and ample storage,



this space is a dream for any home chef. The basement also features a spacious 4th bedroom with wall-length closets, a cold room, and a mechanical area. Who doesn't need storage space?! Not an issue here! Huge crawl space area on this level. Seasonal decorations, sport equipment, summer camping stuff...hide that stuff away and forget about it till next season!

Step outside to the beautifully landscaped backyard, a true oasis for nature lovers. Enjoy the large covered deck, stunning perennial gardens, fragrant rose bushes, and apple trees that have produced many delicious pies over the years. The large garden area is perfect for growing fresh produce, while the heated, fully outfitted greenhouse (with electricity and gas) extends your gardening season. A garden shed at the rear of the greenhouse provides additional storage. This home has had one proud owner, who has lovingly maintained it over the years. While the family is sad to say goodbye, they take comfort in knowing that a new family will have the chance to create their own memories here. Call your fave Realtor and book a showing today!

Built in 1980

### **Essential Information**

MLS® #	A2199167
Price	\$459,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,345
Acres	0.19
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	2306 15 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Tandem
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Chandelier, Natural Woodwork, No Animal Home, No Smoking Home, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Water Softener
Heating	Forced Air, Natural Gas, Zoned
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Basement, Brick Facing
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Garden, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

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

### **Listing Details**

Listing Office Century 21 Foothills Real Estate

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