

# \$450,000 - 2403 27 Street, Nanton

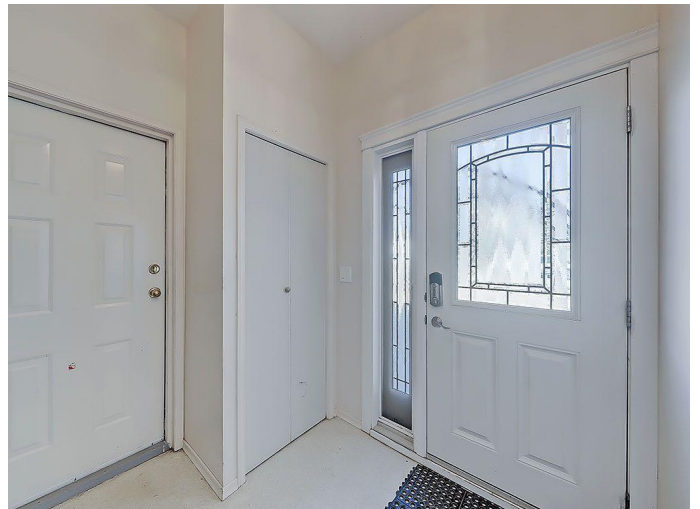
MLS® #A2200624

**\$450,000**

5 Bedroom, 3.00 Bathroom, 1,197 sqft  
Residential on 0.17 Acres

NONE, Nanton, Alberta

Welcome home to 2403-27th Street in the Town of Nanton, AB. 5 Bedroom, 3 bathroom Bi-level-perfectly situated near schools and on a quiet, low-traffic street. This home has had many big ticket items handled already-Central Air in 2024, a new furnace installed within the last 6 years, and the roof replaced within the last 10 years. In addition, every bathroom has been renovated within the last 3-5 years and all feature luxurious in-floor heat. On the main level you will enjoy an open floor plan that seamlessly connects the living room, kitchen and dining room, all flowing out to the back deck.-an ideal settling for enjoying those pleasant southern Alberta evenings. The primary bedroom offers a spacious retreat, complete with a 3-piece ensuite, while an adjacent room (currently used as a home office) and a well appointed 4-piece bathroom round out the level. Venture downstairs to discover a generously sized rec room, perfect for family gatherings, along with 3 additional bedrooms and another updated 3-piece bathroom. Outside a large backyard awaits, providing ample space for entertaining, play and even RV parking-with an extra parking pad to boot! The over sized double attached garage currently houses a large truck and crossover vehicle, with room to spare for storage. This cherished home has been enjoyed by its owners, who appreciated the thoughtful layout and abundance of space to accommodate both family living and a dedicated home office. Don't miss the



opportunity to see all that this home has to offer. Call your fave realtor and book a showing today!

Built in 1989

### Essential Information

MLS® #	A2200624
Price	\$450,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,197
Acres	0.17
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	2403 27 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### Amenities

Parking Spaces	3
Parking	Alley Access, Double Garage Attached, Garage Door Opener, Off Street, Parking Pad, RV Access/Parking, Garage Faces Side
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Central Vacuum, No Smoking Home, Sump Pump(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Stove, Refrigerator, Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Wood

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	4
Zoning	R-Gen

### **Listing Details**

Listing Office	Century 21 Foothills Real Estate
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