

\$650,000 - 2014 31 Avenue, Nanton

MLS® #A2247893

\$650,000

3 Bedroom, 2.00 Bathroom, 1,469 sqft

Residential on 0.16 Acres

NONE, Nanton, Alberta

GST REBATE ELIGIBLE Warm & Welcoming 1,469 Sq. Ft. Bungalow “Where Comfort Meets Style. Step into this brand-new 1,469 sq. ft. modern bungalow and feel right at home. Thoughtfully designed and built with high-end construction and finishes throughout, this home blends timeless style with everyday comfort. Inside, rich luxury vinyl plank flooring flows through a bright, open-concept layout. Sunlight pours through large windows, filling the living area with a soft, inviting glow”perfect for quiet mornings or lively evenings with family and friends. The heart of the home, the kitchen, is as beautiful as it is functional, featuring gleaming quartz countertops, a sleek under-mount sink, elegant tilework, under-cabinet lighting, and abundant storage for all your culinary treasures. The primary suite is your own personal retreat, with a spacious dual-sink vanity, a fully tiled walk-in glass shower, and a custom walk-in closet with built-in cabinetry”all crafted with premium materials. Two additional bedrooms offer space for family, guests, or a home office. A cozy front porch invites you to sip coffee and watch the day unfold, while the massive 30-foot back deck is perfect for sunny afternoons and summer get-togethers. The mudroom, complete with laundry and extra storage, keeps life organized and connects you to a double garage via a paved path. Downstairs, the basement is bright with natural light from large windows and already framed for two



bedrooms with rough-ins for a full bathroom”making it easy to create a luxurious, finished lower level to suit your needs. The exterior will feature charming blue-gray Smart siding with crisp white trim for a welcoming, classic finish. This home is built to last, crafted with exceptional workmanship and top-quality finishes from the ground up â€” ready for you to move in, settle down, and start making memories.

Built in 2025

Essential Information

MLS® #	A2247893
Price	\$650,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,469
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2014 31 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Bathroom Rough-in
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Poured Concrete

Additional Information

Date Listed	August 12th, 2025
Days on Market	29
Zoning	R-GEN

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.