

**131 Westview Drive
Nanton, Alberta**

MLS # A2273159

\$799,000



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|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,719 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot | | |

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|--------------------|--|-------------------|-------|
| Heating: | Forced Air | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, Vinyl Siding, Wood Frame | Zoning: | R-GEN |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: \$5, 000 appliance credit

I would love to introduce you to 131 Westview Drive in the charming town of Nanton, Alberta. This stunning 1,719 sq ft walkout bungalow combines beautiful craftsmanship with thoughtful design—offering a rare opportunity to own a brand new home in one of Nanton’s most desirable neighbourhoods. Step inside and be welcomed by a spacious entryway that leads into an open-concept main floor, featuring a seamless flow between the kitchen, dining, and living room. The focal point of this space is the striking floor-to-ceiling gas fireplace, all bathed in natural light pouring through large south-facing windows.(all Windows in home are Triple pane). The main level also hosts a generous primary suite complete with deck access, a large walk-in closet, and a luxurious 5-piece ensuite. A second bedroom, full 4-piece bathroom, and a convenient laundry room complete the main floor layout. The lower level is a blank canvas with endless possibilities. Featuring walk-out access, expansive south-facing windows, roughed-in in-floor heating and bathroom, a high-efficiency furnace, and an on-demand boiler system—this space is primed for future development. Ask for details on pricing and timeline options to finish the basement to your liking. Step out onto the back deck and take in the unobstructed mountain views—the perfect spot for quiet morning coffees or evening gatherings. The home also includes a double attached garage. Located near the dog park and walking paths, and just a short stroll or bike ride from Nanton’s downtown amenities, this home offers both convenience and lifestyle. Plus, with quick access to Highway 533, those weekend getaways to the mountains are easier than ever. Whether you’re looking to start your next chapter, grow your family, or settle into retirement, 131 Westview would be an ideal

place to call home. Call your fave Realtor to learn more or to schedule your own private tour!