

2103 27 Avenue  
Nanton, Alberta

MLS # A2275213



# \$489,000

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,137 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached, Heated Garage, Off Street, Oversized, RV Access/		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Low Maintenance Landscape, Rectangular L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** WINDOW COVERINGS, GARDEN SHED.

OPEN HOUSE &mdash; Sunday, February 1 - 11:00 a.m.&ndash;1:00 p.m. Oversized heated garage with 220V service, plus space to park an RV (and even a boat) beside the garage. This 2007 bungalow offers 2+2 bedrooms, 3 bathrooms, and a finished basement with a theatre room. The main floor is bright with vaulted ceilings and plenty of natural light, with an ensuite-style layout where the bedrooms are separated for privacy and each has access to its own bathroom. Enjoy an east-facing covered front veranda for mornings and a west-facing back yard for summer evenings. Finished basement includes two large bedrooms and a spacious bathroom with a walk-in shower. Newer appliances.