

**100B Westview Drive  
Nanton, Alberta**

**MLS # A2281194**

# \$399,000



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.00 Acre		
<b>Lot Feat:</b>	Corner Lot, Lawn		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<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>	R-GEN
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s)		

**Inclusions:** N/A

This beautifully designed half duplex offers 4 bedrooms and 3 bathrooms, including a primary suite on both the main and lower levels—perfect for multi-generational living, large families or hosting guests. The main floor features a primary suite and a second bedroom, a full bathroom and a bright, open concept living space that seamlessly connects the kitchen, dining, and living areas. Vaulted ceilings and a gas fireplace anchor the living room, while patio doors open to a deck for effortless indoor-outdoor entertaining. The kitchen boasts stainless steel appliances, a large island with plenty of counter space, and a spacious pantry for all your storage needs. There is also a separate main-floor laundry hookup for added convenience. The fully developed lower level includes a primary suite and a second bedroom, along with a spacious family room, office, and den—there’s truly no shortage of space to relax, work, or entertain. The extra-large laundry room is designed for maximum functionality, featuring cabinets for storage, a long countertop for folding, a laundry sink, and plenty of room for hanging racks. Rough-in plumbing is already in place for in-floor heating should you wish to add a system. A thoughtfully designed home combining space, comfort, and versatile living options—with room to grow and entertain.