

146 Westview Drive
Nanton, Alberta

MLS # A2212564



\$575,000

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|-----------|--|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,609 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap | | |

| | | | |
|-------------|--------------------------------|------------|-------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Crawl Space, None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-GEN |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wired for Data, Wired for Sound

Inclusions: Toja grid pergola and 3 sunshadesBathroom mirrorsWork bench and shelving in garage
all furnishings

This beautiful home features stunning views of the Rockies, Foothills and Prairies! This home is a perfect place to downsize or retire to as it features 2 bedrooms and 2 full baths, an oversized heated double car garage with substantial crawl space storage and a low maintenance lot with full RV hook ups. The home is centred around the large open concept kitchen featuring a 5 burner, electric stove top, wall oven and granite island. There is a beautiful double sided floor to ceiling gas stone fireplace adding cozy ambience to the living and dining areas. The dining room opens onto a new 26 x 12 cement patio with a Toja grid pergola and sunshades. This is the perfect spot to view the most amazing sunsets. The master bedroom is large and has a huge walk-in closet and ensuite with a separate soaker, jetted tub and shower. The laundry room is large and has direct entry into the spacious heated garage with work bench. A beautiful home in a great community, 45 minutes from Calgary.