

# \$569,000 - 2601 22 Street, Nanton

MLS® #A2240538

## \$569,000

4 Bedroom, 3.00 Bathroom, 1,817 sqft

Residential on 0.24 Acres

NONE, Nanton, Alberta

This charming one-and-a-half storey home offers timeless curb appeal with its welcoming covered front porch, cedar shake accents, and beautifully landscaped front yard. Inside, the open-concept living room showcases soaring vaulted wood-paneled ceilings and a cozy wood-burning stove that anchors the spacious main area. The bright kitchen, complete with a gas stove, flows seamlessly into the dining space—perfect for entertaining. The main level also includes a bedroom, a mudroom with laundry and a pantry, a 3-piece bathroom, and access to the double garage. Upstairs, a lofted living space overlooks the main floor, adding character and versatility, while the large primary suite features a jetted tub, walk-in shower, and a walk-in closet. The finished basement offers two additional bedrooms, a 3-piece bathroom with a sauna, a family room, and ample storage. The fully fenced backyard boasts a 3-tiered deck and generous yard space, while RV parking and thoughtful design throughout make this home as functional as it is beautiful.

Built in 2012

## Essential Information

MLS® #	A2240538
Price	\$569,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	1,817
Acres	0.24
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

### **Community Information**

Address	2601 22 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Garage Faces Front, Parking Pad, RV Access/Parking
# of Garages	2

### **Interior**

Interior Features	French Door, Sauna, Vaulted Ceiling(s), Walk-In Closet(s), Tile Counters
Appliances	Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Free Standing, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      July 18th, 2025  
Days on Market                1  
Zoning                              R-GEN

**Listing Details**

Listing Office                    Lively Realty Ltd.

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