

\$1,300,000 - 290043 Twp Rd 164, Nanton

MLS® #A2269738

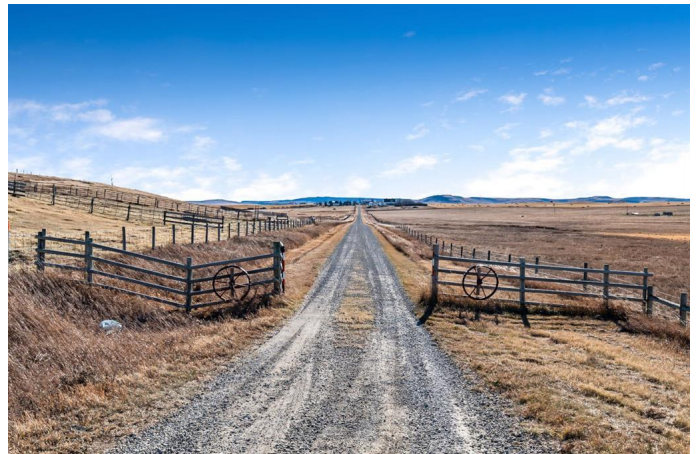
\$1,300,000

3 Bedroom, 3.00 Bathroom, 2,437 sqft

Residential on 9.98 Acres

NONE, Nanton, Alberta

Your WAIT is over! Welcome to your dream acreage! This incredible property offers TWO beautiful homes and several outbuildings on just under 10 ACRES of peaceful, private, and STUNNING land, with the convenience of town less than 10 minutes away. Both homes have seen major upgrades, including rewiring, plumbing, new windows, newer subfloors, flooring, and ceilings, as well as a newer well and septic. All the big-ticket renovations have been thoughtfully completed while preserving many charming original features that add warmth and character. Each home boasts custom-built cabinetry, quality craftsmanship, and careful attention to detail throughout. The main home features 4 spacious bedrooms and 3 bathrooms, including a stunning primary suite with a luxurious ensuite and a walk-in closet that feels like a personal retreat. Ideal for family living, it offers bright living spaces, a functional kitchen, and plenty of room to entertain. The second home is a charming, modern residence beautifully renovated with gorgeous built-in cabinetry, updated finishes, newer floors and ceilings, and high-quality upgrades throughout. Perfect for extended family, guests, or rental income, it blends modern convenience with original character, creating a welcoming and versatile space. Outside, the property truly shines. A heated shop with a man cave and bar is ideal for hobbies or gatherings. The barn is fully usable with multiple stalls, ample room for animals, and waterers already installed, making it



perfect for horses, livestock, or hobby farming. There are three additional outbuildings, including one that was the original gas station from Nanton, a unique and historic feature adding charm and character. There's plenty of space to roam, play, or expand your projects. Surrounded by open views, mature trees, and the tranquility of rural life, this acreage delivers space, comfort, and opportunity all in one. Whether you're seeking a multi-family setup or a peaceful escape with room to breathe, this property checks all the boxes. You do not want to miss this!

Built in 1905

Essential Information

MLS® #	A2269738
Price	\$1,300,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,437
Acres	9.98
Year Built	1905
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey, Acreage with Residence
Status	Active

Community Information

Address	290043 Twp Rd 164
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Utilities	Electricity Available, Cable Available, High Speed Internet Available, Natural Gas Available, Phone Available, Water Available
Parking	220 Volt Wiring, Heated Garage, Insulated, Quad or More Detached

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, French Door, Laminate Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas, Wood Stove
Cooling	None
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	BBQ gas line, Fire Pit, RV Hookup, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, Farm, Front Yard, Garden, Lawn, No Neighbours Behind, Pasture, Private, Treed, Brush, Views
Roof	Metal
Construction	Concrete, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete, Combination

Additional Information

Date Listed	November 7th, 2025
Days on Market	2
Zoning	RG

Listing Details

Listing Office	Keyhole Real Estate
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