

\$625,000 - 2014 31 Avenue, Nanton

MLS® #A2260104

\$625,000

3 Bedroom, 2.00 Bathroom, 1,540 sqft
Residential on 0.16 Acres

NONE, Nanton, Alberta

A new home 1469 Square feet, modern bungalow with a wonderful 2.4 meters to the property line from the home. Thoughtfully designed and built with high-end construction and finishes throughout. This home blends timeless style with everyday comfort. Inside, rich luxury vinyl plank flooring flows through a bright, open-concept layout. Sunlight pours through large windows, filling the living area with a soft, inviting glow, perfect for quiet mornings and lively evenings with family and friends.

The heart of the home, the kitchen, is as beautiful as it is functional, featuring gleaming quartz countertops, a sleek under-mount sink, elegant tilework, under-cabinet lighting, and abundant storage for all your culinary treasures. The primary suite is your own personal retreat, with a spacious dual sink vanity in the ensuite, a fully tiled walk-in glass shower, a closable bathroom, a custom walk-in closet with built-in cabinetry. Two additional bedrooms with closets and wonderful shelving custom-made for family, guests, or a home office. A cozy front porch invites you to sip coffee and watch the mountains as the day unfolds, while massive 30-foot back deck is perfect for sunny mornings and afternoons. A wonderful area to enjoy lots of friends for get-together times. The mudroom, complete with custom-made sitting area and spaces for your jackets and shoes storage and access to walk down to the detached garage. The mudroom has a



complete laundry closet. Downstairs, the basement is bright with low level large windows and natural light. The potential development of the basement has 2 lovely bedrooms, full bath tub-shower bathroom. It is easy to create a luxurious family room area with wonderful lighting. The exterior features are charming blue-gray Smart siding with crisp white trim for a welcoming, classic finish. This home is built to last, crafted with exceptional workmanship and top-quality finishes from the ground up ready for you to move in, settle down and start making memories.

Built in 2025

Essential Information

MLS® #	A2260104
Price	\$625,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,540
Acres	0.16
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2014 31 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Granite Counters, Vaulted Ceiling(s)
Appliances	Range Hood
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Awning(s)
Lot Description	Back Yard, Dog Run Fenced In, See Remarks
Roof	Asphalt Shingle
Construction	Other
Foundation	ICF Block

Additional Information

Date Listed	September 30th, 2025
Days on Market	42
Zoning	R-GEN

Listing Details

Listing Office	ComFree
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