

# \$612,900 - 2021 31 Avenue, Nanton

MLS® #A2228181

**\$612,900**

3 Bedroom, 4.00 Bathroom, 2,047 sqft  
Residential on 0.14 Acres

NONE, Nanton, Alberta

Welcome to your future home â€” a beautifully maintained 2-storey property offering 2,896 sq.ft. of thoughtfully designed living space between all 3 floors! With stunning views and room for the whole family.

From the moment you walk in, you're greeted by a grand front foyer leading into a bright, open living room with soaring two-storey ceilings and a cozy stone-faced gas fireplace. Large windows throughout with great mountain views! The main and upper levels flood the home with natural light, creating an uplifting and welcoming ambiance.

The kitchen is truly the heart of the home â€” featuring ample cabinetry, generous counter space, a central island, and a corner pantry. The adjacent dining area opens onto a covered back deck with a gas line for your BBQ, perfect for entertaining year-round. Down below, you'll find an oversized concrete patio and firepit area â€” just imagine the gatherings, laughter, and memories waiting to be made!

A well-designed mudroom/laundry room combo off the garage keeps everything tidy and functional, complete with a 2-piece guest bath.

Upstairs, youâ€™ll find three spacious bedrooms and a 4-piece bath. The primary suite is a true retreat with French door entry,



2021 31 Ave, Nanton, AB

Main Building: Total Exterior Area Above Grade 2046.66 sq ft



walk-in closet, and a luxurious 5-piece ensuite with soaker tub and separate shower – and yes, the views from here are breathtaking!

The fully finished basement offers even more flexibility with a dry bar, large family room, 3-piece bath, and a versatile recreation area currently used as a guest bedroom. Need a fourth bedroom? – just add a wall!

Outside, the low-maintenance yard is fully fenced with chain link, has RV/trailer parking, huge poured concrete area that can be used as Outdoor living/ pickleball / basketball court.

And the cherry on top? You’re just one block from a dog park and playground – perfect for the whole family (four-legged members included)!

This home is the total package – come see it for yourself!

Built in 2016

### **Essential Information**

MLS® #	A2228181
Price	\$612,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,047
Acres	0.14
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2021 31 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 5th, 2025
Days on Market	11
Zoning	R-GEN

### **Listing Details**

Listing Office	RE/MAX Complete Realty
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