

# \$575,000 - 146 Westview Drive, Nanton

MLS® #A2212564

## \$575,000

2 Bedroom, 2.00 Bathroom, 1,609 sqft

Residential on 0.16 Acres

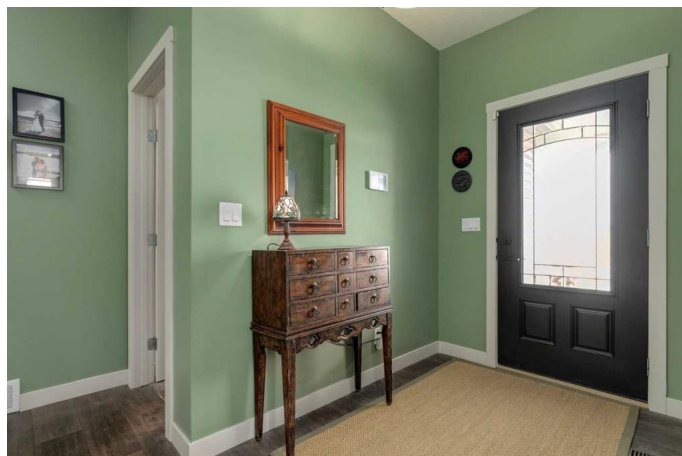
NONE, Nanton, Alberta

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.

Built in 2012

## Essential Information

MLS® #	A2212564
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,609
Acres	0.16
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	146 Westview Drive
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

### **Amenities**

Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior 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, Tankless Hot Water, Walk-In Closet(s), Sump Pump(s), Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Refrigerator, Tankless Water Heater, Washer, Window Coverings, Electric Cooktop, Instant Hot Water
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Decorative, Double Sided
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

Exterior Features	Lighting, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped,

Low Maintenance Landscape, Street Lighting, Corner Lot, Level, No Neighbours Behind

Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 21st, 2025
Days on Market	14
Zoning	R-GEN

### Listing Details

Listing Office	Bode Platform Inc.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.