

# \$619,000 - 1601 26 Avenue, Nanton

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MLS® #A2223628

**\$619,000**

3 Bedroom, 3.00 Bathroom, 2,059 sqft

Residential on 1.06 Acres

NONE, Nanton, Alberta

Nestled on 1.06 (70' x 660") beautifully treed acres in the charming Town of Nanton, this meticulously maintained one-owner property offers a rare blend of space, comfort, and functionality. The 2,059 sq.ft. home features a versatile 4-level split design with one additional fully developed level, providing abundant room for family living, entertaining, and storage. Inside, the home showcases a warm and inviting atmosphere with a wood stove insert, updated windows, a spacious laundry and back entrance, and a functional floor plan that includes a wet bar and pool table. Step outside to a 26' x 40' detached garage with 220 power, a separate electrical service, and wood stove heat—ideal for mechanics, hobbyists, or extra storage. The garage also features one 8' and one 10' overhead door for added accessibility. Additional outbuildings include a 13' x 30' workshop and a 22' x 30' covered parking area. The private yard is a true retreat, with mature trees, oversized garden area, underground irrigation, and a large deck perfect for enjoying peaceful evenings. Shingles were replaced three years ago, and the entire property reflects pride of ownership—ready to welcome its next owner.

Built in 1980

## Essential Information

MLS® #                   A2223628

Price                     \$619,000



Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,059
Acres	1.06
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split, Acreage with Residence
Status	Active

### **Community Information**

Address	1601 26 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### **Amenities**

Parking	Off Street, RV Access/Parking, Triple Garage Detached
# of Garages	3

### **Interior**

Interior Features	Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Stove(s), Washer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, Fireplace Insert
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Family Room, Wood Burning, Insert
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Level, No Neighbours Behind, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Stucco
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	2
Zoning	RGen

**Listing Details**

Listing Office	Lively Realty Ltd.
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