



## 2014 31 Avenue , Nanton, Alberta - \$650,000



Main Photo

### Property Description

\*\*\*GST REBATE ELIGIBLE\*\*\* Warm & Welcoming 1,469 Sq. Ft. Bungalow - Where Comfort Meets Style. Step into this brand-new 1,469 sq. ft. modern bungalow and feel right at 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 or 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, a fully tiled walk-in glass shower, and a custom walk-in closet with built-in cabinetry—all crafted with

premium materials. Two additional bedrooms offer space for family, guests, or a home office. A cozy front porch invites you to sip coffee and watch the day unfold, while the massive 30-foot back deck is perfect for sunny afternoons and summer get-togethers. The mudroom, complete with laundry and extra storage, keeps life organized and connects you to a double garage via a paved path. Downstairs, the basement is bright with natural light from large windows and already framed for two bedrooms with rough-ins for a full bathroom—making it easy to create a luxurious, finished lower level to suit your needs. The exterior will feature 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.

## REALTOR Referral

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*Courtesy Of: eXp Realty*

