

# \$665,000 - 2014 31 Avenue, Nanton

MLS® #A2247893

**\$665,000**

3 Bedroom, 2.00 Bathroom, 1,469 sqft  
Residential on 0.16 Acres

NONE, Nanton, Alberta

Warm & Welcoming 1,540 Sq. Ft. Bungalow  
“Where Comfort Meets Style. Step into this brand-new 1,540 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



bathroomâ€”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 â€”ready for you to move in, settle down, and start making memories.

Built in 2025

**Essential Information**

MLS® #	A2247893
Price	\$665,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,469
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	Bathroom Rough-in
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Unknown
Foundation	Poured Concrete

## Additional Information

Date Listed	August 12th, 2025
Days on Market	2
Zoning	R-GEN

## Listing Details

Listing Office	eXp Realty
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