

# \$799,000 - 131 Westview Drive, Nanton

MLS® #A2229315

**\$799,000**

2 Bedroom, 2.00 Bathroom, 1,719 sqft  
Residential on 0.18 Acres

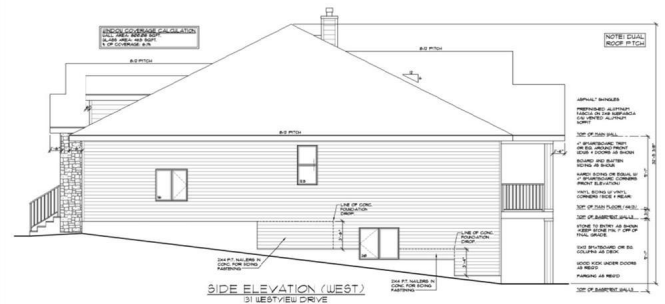
NONE, Nanton, Alberta

While still a work in progress, the time has come to introduce you to 131 Westview Drive in the charming town of Nanton, Alberta. This stunning 1,719 sq ft walkout bungalow combines beautiful craftsmanship with thoughtful design—offering a rare opportunity to own a brand-new home in one of Nanton's most desirable neighbourhoods. Step inside and be welcomed by a spacious entryway that leads into an open-concept main floor, featuring a seamless flow between the kitchen, dining, and living room. The focal point of this space is the striking floor-to-ceiling gas fireplace, all bathed in natural light pouring through large south-facing windows. (all Windows in home are Triple pane).

The main level also hosts a generous primary suite complete with deck access, a large walk-in closet, and a luxurious 5-piece ensuite. A second bedroom, full 4-piece bathroom, and a convenient laundry room complete the main floor layout.

The lower level is a blank canvas with endless possibilities. Featuring walk-out access, expansive south-facing windows, roughed-in in-floor heating and bathroom, a high-efficiency furnace, and an on-demand boiler system—this space is primed for future development. Ask for details on pricing and timeline options to finish the basement to your liking.

Step out onto the back deck and take in the unobstructed mountain views—the perfect spot for quiet morning coffees or evening



gatherings. The home also includes a double attached garage!.. garage door just went up today!!!

Located near the dog park and walking paths, and just a short stroll or bike ride from Nanton's downtown amenities, this home offers both convenience and lifestyle. Plus, with quick access to Highway 533, those weekend getaways to the mountains are easier than ever.

Whether you're looking to start your next chapter, grow your family, or settle into retirement, 131 Westview would be an ideal place to call home. Call your fave Realtor to learn more or to schedule your own private tour!

Built in 2025

### Essential Information

MLS® #	A2229315
Price	\$799,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,719
Acres	0.18
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	131 Westview Drive
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	Stone Counters, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Bathroom Rough-in
Appliances	None
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 13th, 2025
Days on Market	97
Zoning	R-GEN

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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