

# \$599,900 - 106 Westview Drive, Nanton

MLS® #A2249167

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,231 sqft

Residential on 0.16 Acres

NONE, Nanton, Alberta

Charming bungalow in a desirable town of Nanton, complete with white picket fence, covered veranda, and low-maintenance landscaping. Bright open floor plan with vaulted ceilings, stone accents, and a spacious kitchen featuring composite granite island, pantry, and access to a covered back deck with BBQ gas line.

Two bedrooms on the main, including a primary with ensuite and soaker tub, plus main-floor laundry. Fully finished basement offers two more bedrooms, a family room, hobby/office space, and generous storage.

Enjoy the heated 24' x 26' detached garage (2020), extra rear parking, gazebo, and no-fuss yard. Recent updates include appliances, lighting, and basement bath. Move-in ready and perfect for relaxing or entertaining!

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2249167  |
| Price          | \$599,900 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,231     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 2007        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Active      |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 106 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, Double Garage Detached, Driveway, Heated Garage, Insulated, Off Street, Oversized, Rear Drive |
| # of Garages   | 4                                                                                                                     |

### Interior

|                   |                                                                                       |
|-------------------|---------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Oven, Microwave Hood Fan, Refrigerator                           |
| Heating           | Forced Air, Natural Gas                                                               |
| Cooling           | None                                                                                  |
| Has Basement      | Yes                                                                                   |
| Basement          | Finished, Full                                                                        |

### Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | BBQ gas line               |
| Lot Description   | Back Lane, Rectangular Lot |
| Roof              | Asphalt Shingle            |
| Construction      | Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete            |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 15th, 2025 |
|-------------|-------------------|

|                |       |
|----------------|-------|
| Days on Market | 8     |
| Zoning         | R-GEN |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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